



GRASSROOTS
REALTY GROUP

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10304 Elbow Drive SW
Calgary, Alberta

MLS # A2270871



\$594,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Garage Door Opener, Insulated, Parking Pad, Rear Drive, Single		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Quartz Counters, Recessed Lighting, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: H-GO

Utilities: -

Inclusions: None

This extensively renovated, 4 bedroom, 3 bathroom home in the highly desirable community of Southwood offers the modern feel and function of a brand-new build. The 2021 transformation included major upgrades like new insulation, roof, drywall, a high-efficiency furnace and water tank, and large, bright windows installed in both the home and garage, ensuring the space is always flooded with natural light. Designer Interiors and Premium Finishes The main level showcases stunning engineered hardwood flooring throughout the principal living areas. The living room is expansive and bright, anchored by a massive 10-foot window, a stylish in-wall gas fireplace with chic brick surround, and a ceiling-mounted smart TV. The gourmet kitchen is a true chef's delight, featuring sleek, shaker-painted cabinets. It is equipped with premium Whirlpool stainless black series appliances, including a built-in oven and microwave, a gas cooktop, and a 36-inch French door refrigerator. A functional island with its own LED lighting completes this beautiful, practical space. The primary suite is a private retreat, distinguished by a unique feature wall and an impressive walk-through closet with custom shelving and a dressing table. The luxurious 4-piece master ensuite will spoil you with black tiling, a semi-recessed double vanity, a decadent rain shower with six added jets and black penny round accents over black granite. For year-round comfort, the ensuite also includes heated floors! A separate main-floor laundry closet with a washer/dryer adds convenience. Fully Developed Lower Level The basement (easily suited—subject to municipal approval) is a fantastic extension of the living space, featuring a convenient kitchenette and a huge recreation area perfect for entertaining, games, or simply relaxing. The lower level also includes two generously sized bedrooms and a

well-appointed 4-piece bathroom. Unbeatable Location and Convenience Location is paramount, and this property truly delivers! Situated on Elbow Drive, you benefit from the ultimate convenience of a large plaza directly across the street, featuring a grocery store, doctor's office, dentist, pet store, fast food, gas stations, and more. Commuting is effortless, as you are just minutes to downtown, the Ring Road, and have easy access to all amenities in Southwest Calgary. The home is also close to both elementary and middle schools, ideal for families. The property boasts a huge fully fenced backyard, a single-car, insulated, drywalled, and painted garage, and a triple parking pad in the back. Don't miss out on this incredible value! Call or message to view this great property today. Please note that the photos used have been staged virtually with furniture and accessories. Public Open House Scheduled for Wednesday November 19th 3:30 - 6:30PM.