

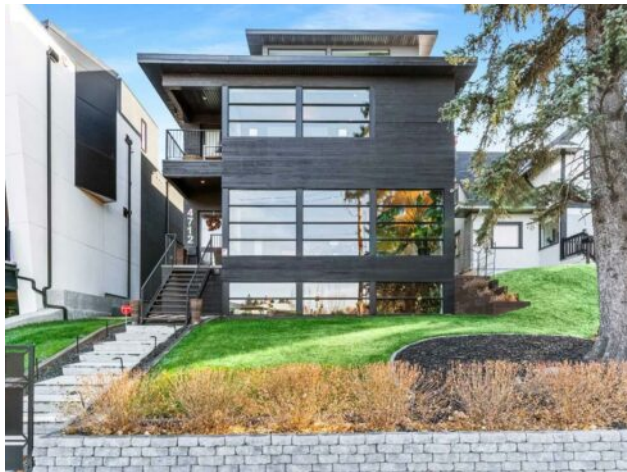


GRASSROOTS
REALTY GROUP

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4712 Elbow Drive SW
Calgary, Alberta

MLS # A2271723



\$2,650,000

Division:	Elboya		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	4,182 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Heated Garage, Oversized, Quad or More Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Central Air Conditioner, 3x Bar Fridge, Built-In Oven, 2x Dishwasher, Dryer, Electric Stove, 2x Microwave, Garage Door Controls, Garage Door Openers, Gas Cooktop, Garburator, Pool Table, Range Hood, Refrigerator, Washer, Smart Home System including 10 cameras, kitchen tablet and all components, Window Coverings, TV & TV Wall Mounts in Den, Primary Bedroom, Third Floor and Basement

Welcome to this custom-designed 3-storey luxury home offering over 6,000 sq ft of beautifully crafted living space in the prestigious community of Elboya. Designed for large families and avid entertainers, this residence blends modern elegance, thoughtful function, and impressive downtown views, highlighted by a show stopping integrated steel elevator inspired by a New York loft, providing seamless access to every level. The bright, open-concept main floor features Brazilian cherry hardwood, soaring ceilings, and floor-to-ceiling windows allowing an abundance of light into the space and framing mature greenery. A striking marble-faced gas fireplace anchors the living room, while the spacious dining room easily hosts large gatherings. The chef-inspired kitchen offers quartz countertops, peninsula seating, custom cabinetry, and premium appliances including Fisher & Paykel oven, Thermador 5-burner cooktop, Jennair refrigerator, and Bosch dishwasher. A wood-slat feature wall elegantly defines the open concept den, and large sliding doors open onto the private backyard, creating a natural indoor/outdoor flow ideal for year round entertaining. A powder room and laundry room complete the main level. The second floor hosts an exceptional primary retreat with oversized windows, remote-controlled Hunter Douglas blinds, private balcony with downtown views, walk-in closet, and a spa-like 5-piece ensuite with steam shower, soaker tub, and smart toilet. The second bedroom includes a 4-piece ensuite and walk-in closet, while two additional bedrooms share a full bath making it an ideal layout for families. The third level is an entertainer's dream, offering incredible city views and a rare indoor gathering space designed for hosting at scale. A full secondary kitchen features a bar-height quartz island with wine fridge, making it perfect for get togethers or

evening soirees. The fully developed lower level includes a large family/recreation room with generous windows, a spacious fifth bedroom with walk-in closet, dry bar with wine fridge, a 4-piece bath, and a dedicated wine cellar. Enjoy the fully fenced backyard designed for evening gatherings, complete with natural gas hookup, outdoor speakers, and a modern open layout showcasing the impressive showroom-style garage. Car enthusiasts will love the oversized 4-car garage with potential for six vehicles with stackers. Smart-home features include automated lighting, thermostats, security system with 10 cameras, and Sonos sound throughout. Additional features include air conditioning, irrigation system, and french drains. Situated in sought-after Elboya, this exceptional residence is mere steps from top-rated schools, Calgary Golf & Country Club, Britannia Shopping Centre, Stanley Park, Sandy Beach, numerous parks and pathways and quick access to downtown. With its rare combination of scale, craftsmanship, design, and location, this home presents a unique opportunity to own a truly extraordinary inner-city estate.