



1016 39 Avenue SW
Calgary, Alberta

MLS # A2097713



\$2,600,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,202 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Sloped, Views		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Asphalt/Gravel, See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Double Vanity, High Ceilings, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

Inclusions: na

Nestled on a private .22-acre lot in sought-after Elbow Park, this architecturally significant Jeremy Sturgess executive family home offers a harmonious blend of captivating design and natural beauty. From the moment you arrive, the meticulously landscaped grounds and mature foliage set an inviting tone, while Canmore artist Tony Bloom's custom copper door welcomes you into a realm of refined elegance. Inside, the visionary interior design by Douglas Cridland captivates with its interplay of light and space. Vaulted 20-foot beamed ceilings soar above radiant concrete floors, complemented by extensive maple millwork throughout. Entertain guests in the living room, where a wood-burning copper-faced fireplace beckons and two expansive balconies offer panoramic river views. The chef's kitchen is a culinary haven, featuring top-of-the-line appliances and a generous breakfast bar. The two-story dining room, adorned with a skylight and another copper-faced fireplace, sets the stage for memorable gatherings. A distinguished office with custom woodwork completes the main level. Upstairs, the master retreat awaits, boasting vaulted ceilings, a spa-inspired ensuite with a soaker tub and a glass shower PLUS an extensive rooftop patio. Two additional bedrooms with a shared bath are perfect for kids, grandkids or those special guests. The lower level offers versatility, with a media room, laundry facilities, mudroom, and direct access to the attached garage. Conveniently located just steps from the Glencoe Club, Calgary Golf and Country Club, Elbow Park School, and scenic river pathways, this unique residence offers easy access to downtown and the vibrant amenities of Mission, Britannia, and Marda Loop. Discover a lifestyle of unparalleled luxury and convenience – this home is truly one of a kind.