



4708 Elbow Drive SW
Calgary, Alberta

MLS # A2121557



\$3,590,000

Division:	Elboya		
Type:	Residential/House		
Style:	4 Storey		
Size:	3,942 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 3 half
Garage:	Driveway, Garage Door Opener, Parking Pad, Paved, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, La		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane, Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Concrete, Manufactured Floor Joist, Metal Siding, Silent Floor Joists, Siding, Wood Frame	Zoning:	Res-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Tile Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

Fully furnished, Rooftop bar, Media room, Backyard covered bbq area, Spice kitchen, Chefs kitchen, Private studio for gym/office, Elevator. Breathtaking views of Calgary's downtown skyline This expansive home sits perched on a hill so you feel as if you are in the trees encased in full height walls of glass that shower the space with light. Enjoy 3840 square feet of living space perfect for hosting lavish gatherings or for spending quality time with family. A combination of inviting open concept living with thoughtfully curated private spaces provide maximum flexibility and enjoyment. A true chef's kitchen with oversize island, butler's pantry and top of the line Wolf and Sub Zero fully integrated appliances that look beautiful while being fully functional. Bespoke custom cabinetry in a modern slab profile with sleek black hardware. The interior color scheme blends natural materials with a neutral color palette and a calming aesthetic. Move through the space via the centre floating staircase with steel monorail or alternately ride the elevator which conveniently services all floors. Be sure to hit the top floor loft space and outdoor balcony to enjoy evening cocktails with the cities downtown skyline in full view. Your ultimate Master Retreat showcases all the must haves, a large bedroom, a safe room, oversize Ensuite and expansive custom closet. Create an at home spa experience in the immaculate Ensuite featuring oversize porcelain slab tiles and newly released Brizo Allaria brilliance black onyx and matte black plumbing fixtures, chromatherapy tub and heated towel drawer. Enjoy family time on one of the home's many outdoor spaces. The east/west exposure and a private backyard are sure to impress. As part of New West Luxury Homes healthy home initiative you can have amazing design while creating a functional and safe space for your family.

Enjoy custom white washed maple hardwood floors by Lauzon with Pure Genius technology that actually cleans impurities from your home's air. The lower level of the home showcases the ultimate retreat with entertaining space and custom bar with unobstructed views to the expansive garage, perfect for displaying your collection of automobiles. A completely separate structure can be used as a home office, yoga space, home gym or anything you desire. State of the art smart home technology runs the home for you or enjoy easy access of your home's technology through your smart devices. This home is luxury living at its finest.

Please note this property is under construction and these are renderings. Completion date is Mid August, the Builder is willing to make changes depending on the stage of construction.