



**3839 8 Street SW**  
**Calgary, Alberta**

**MLS # A2134327**



**\$3,395,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,634 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Low Maintenance Landscape, Level		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

Stunning brand new build in the heart of Elbow Park! Careful collaboration w/ Smith Erickson Design has created a warm & contemporary home. Designed to maximize the amount of natural light, a custom built mono-stringer staircase & South facing two-story wall of windows ensures that all levels are filled with natural light. Stunning white oak floors & 10 ft ceilings on main. Custom fabricated glass & iron doors open to a spacious den w/ built-ins & corner window w/ views to Elbow Park School. The dining room will host the largest of dinner gatherings. The heart of the home is an exec. level kitchen complete w/ 48" SubZero Refrigeration, 48" inch Wolf Dual Fuel double oven range. Impressive quartzite waterfall countertop is as stunning as it is functional; it creates plenty of prep space & encourages family & guests to gather. The butlers pantry offers an impressive amount of additional custom cabinetry along w/ 2nd dishwasher, sink & beverage fridge. The kitchen nook enjoys views to the West facing backyard. The great room is anchored by a beautiful fireplace; white oak millwork & extensive cabinetry exudes quality. Great room opens to the outdoor living area featuring an outdoor fireplace ideal for relaxing & entertaining. Bespoke powder rm w/ carefully curated lighting, wallpaper, & fixtures must be seen. Upper is home to 4 gracious beds. The primary has beautiful light & a gracious amount of space w/ rm to enjoy your retreat. The incredible 5 pc en-suite offers a lg steam shower, deep soaker tub, & two decadent vanities. Holt Renfrew inspired walk-in offers opulent glass door cabinetry, under cabinet lighting, & various open storage solutions to showcase the finest of wardrobes. 2nd & 3rd beds share a "jack & jill bath", the 4th enjoys its own 4 pc en-suite. Upper is punctuated by an amazing laundry space. Thoughtfully designed lower

level is home to a generous media area with custom millwork designed to accommodate a large screen & media equipment. Also ample space for games table & recreation. Large fitness rm with mirrors, high ceilings & plenty of natural light. 5th bed with walk in closet is spacious & bright. Mechanical room w/ IBC boiler for heated floors & endless hot water, top end high efficiency Lennox furnaces for year round comfort. Carefully considered West facing backyard designed to maximize function, lots of room to entertain & room for kids to play. Triple garage w/ finished interior allows ample room for multiple vehicles & all your storage needs. Active families will enjoy being mere steps to the River Pathways, highly rated Elbow Park Elementary School, a quick walk to the Glencoe Club, & close down town core, and all amenities of there Mission, 17th Ave SW shopping district . Elbow Park is one of the cities oldest & most desirable areas, known for it's tree lined boulevards & anchored by a wonderful Community Center where many residents gather, it is a tremendous place to raise your family.