



**GRASSROOTS**  
REALTY GROUP

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**626 Riverdale Avenue SW**  
**Calgary, Alberta**

**MLS # A2139911**



**\$3,795,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,225 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Interior Lot, No Neighbours Behind, Landscaped, Level, Re		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Clay Tile

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Brick, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-C1

**Utilities:** -

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Ice maker and bar fridge in lower level is "as-is"

Picture yourself living on this 62'x149' river-backing lot on the prestigious Riverdale Avenue in Elbow Park. This modern-rustic haven is truly made for both entertaining and everyday living with plenty of developed space spanning over 6,900 sq ft. Earthy hues, hand scraped hardwood floors, reclaimed barn wood, and shuttered windows give a harmonious balance of warmth that blends seamlessly with clean contemporary lines. Stepping inside you'll be in awe of the soaring ceilings, functional floor plan, and incredible views. The main floor offers a formal living room, bright family room, both anchored by wood burning fireplaces, formal dining room with wood detailed coffered ceiling, and a kitchen that will inspire your inner chef. The delightful kitchen showcases a grand centre island with granite counters, brick backsplash, pull out pantry, pot filler, prep sink, and high-end (Subzero + Wolf) appliances. An expansive upper deck brings the outdoors inside as you dine surrounded by the sounds of nature. A dramatic curved staircase leads up to the second level where you're presented with four bedrooms (all with walk-in closets and ensuites, and a fun craft/hobby room, complete with laundry. The primary bedroom is a serene retreat with custom shelving, coffee bar, 6pc ensuite, and impeccable dressing room. The lavish ensuite features a glass enclosed steam shower with rainfall shower head and luxurious automatic Grohe faucets. Enjoy your morning coffee on your private balcony as you listen to the birds chirp and the river flow. The walk-out lower level surpasses expectations with cork floors in-floor heat, and includes a rec room with wood fireplace, curved glass walled office, and games room unlike any other. The games rooms boasts another wood burning fireplace, an extensive bar area with Fisher & Paykel dishwasher drawers, and ample shelving. Tucked back is an extraordinary

temperature controlled wine cellar with wine refrigerator where you can store your collections of fine wine. A fourth bedroom, home gym with storage, and full bath complete the level. Walk outside to your backyard oasis with a stretched patio and immerse yourself with the tranquil sounds of nature and lush gardens. A triple attached garage offers in-floor heat and plenty of storage with a workbench. Primely situated close to Sandy Beach, Stanley Park, excellent schools, shopping, and just minutes to the downtown core.