



**1009 38 Avenue SW  
Calgary, Alberta**

**MLS # A2146933**



**\$3,100,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	4,657 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Double Garage Attached, Heated Driveway, Heated Garage, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Skylight(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** negotiable - gym/pool table

WELCOME to an EXQUISITE sanctuary nestled in the PRESTIGIOUS community of Elbow Park! This STUNNING family residence invites you to experience the EPITOME OF LUXURY LIVING, combining elegant design with unparalleled comfort! Spanning over 6,800 sqft of METICULOUSLY CRAFTED space, this home is a testament to fine architecture and sophisticated style! The grand entrance sets the tone for what lies beyond - SOARING 10-foot ceilings and EXPANSIVE windows that bathe every corner in NATURAL LIGHT, creating an ambience that is both warm and inviting. As you step inside, the rich hardwood floors guide through an OPEN CONCEPT layout designed for both INTIMATE FAMILY GATHERINGS and LARGE SCALE entertaining. The seamless flow from the living area to a covered outdoor deck redefines INDOOR-OUTDOOR LIVING at its finest. Imagine cozying up by the OUTDOOR FIREPLACE lounge on cool evenings or hosting summer soirées with ease. This property also features modern conveniences such as an ELEVATOR servicing all levels, ensuring accessibility for everyone. Every detail has been thoughtfully considered to provide a lifestyle of ease and elegance. In Elbow Park's serene yet vibrant setting, this home stands as a PRIVATE OASIS where luxury meets comfort in perfect harmony. Additional features to note: HEATED DRIVEWAY, oversized garage with high ceilings, AIR CONDITIONING THROUGHOUT, 4 bedrooms on the second level each with their own washroom. In addition the 4th floor has a full washroom as well. The lower level offers TONS OF SPACE FOR ENTERTAINING including a GAMES ROOM, GYM, 5th bedroom, MEDIA ROOM, a semi-outdoor WORKSHOP and a HUGE CRAFTS room with additional storage! This is one home you have to see before it's gone!