



**3401 10 Street SW**  
**Calgary, Alberta**

**MLS # A2150125**



**\$3,400,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,542 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Heated Garage, In Garage		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Stone Counters		

**Inclusions:** N/A

Welcome to this magnificent former show home, crafted by the SAM award-winning Veranda Estate Homes, is situated on a spacious corner lot in the prestigious community of Elbow Park. With an impressive street presence and captivating curb appeal, this residence offers over 5,000 sq ft of meticulously developed living space. Key features include 10-ft ceilings throughout, designer granite countertops, a state-of-the-art appliance package, site-finished “and”; alternating white oak hardwood, designer lighting by Visual Comfort, and a built-in Elan audio and home automation system. The home comprises 5 bedrooms (4 up + 1 down), 4.5 bathrooms (2 ensuites), a home office with gorgeous custom built-ins, a home gym, an expansive wet bar, and an eye-catching wine cellar. Additional amenities include a double attached garage with EV charging, a second single detached garage, a west-facing patio, and an outdoor courtyard with a fireplace. No feature or upgrade has been spared in the design of this home and it presents itself as if it were brand new.