



1215 39 Avenue SW
Calgary, Alberta

MLS # A2151949



\$2,249,999

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,649 sq.ft.	Age:	1912 (112 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized, Workshop in Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Triangular Lot, Corner Lot, Fruit Trees/Shrub(s), Lawn, Garden, Irr		

Heating:	Boiler, Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wood Windows

Inclusions: Desk in Upstairs Bedroom and 2 Storage Units

Welcome to the elegant 3 bed/3.5 bath, historical character home that was once the former Peter Lougheed childhood home. Located in the well established & prestigious community of Elbow Park. Close to all amenities including mins to Chinook Center, public transit, schools & walking paths along the river. With so much history, this home offers over 3500 sq ft of living space & is situated on a huge 9,741 sq ft corner lot with the most incredible garden & landscaping, you will think you are in paradise. This home is unique both inside & out with tremendous craftsmanship. Large entrance with custom tile flooring, leads into an impeccable 2.5 storey that showcases architectural perfection. Immediately you will love the charm this home possesses from the marble, travertine, & hardwood floors, exceptional millwork, stunning coffered ceilings, abundance of natural light throughout, to the sound dampening fir trimmed windows. The main level features an elegant kitchen with in-floor heating, granite counters, custom glass panelled cabinetry, farmhouse sink, & upgraded stainless steel appliances including built-in wall oven, microwave, & induction cooktop. Large working island with an eating bar. Breakfast nook looking out at the blooming gardens. Formal dining room opens up to the back deck & patio where you can enjoy the lush greenery of the south-facing backyard. The deck is very private & great for relaxing. The dining room connects to a large sunroom with surround windows for natural light. On the same level & across from the sunroom features a living room with large windows. Gas fireplace with brick surround & custom fir built-ins. Upstairs features 2 good-sized bedrooms one of which is being used as an office. Door to an east facing private deck overlooking the gardens. The upstairs has a full bath with travertine tile. Laundry is conveniently located upstairs.

Enjoy the quiet & private upper library with a hidden closet. The primary bedroom is spacious with a built in double wardrobe & dresser. Enter into 5pc ensuite with heated floors, deep soaker tub & glass enclosed shower. All done in travertine & granite. A third level loft can be found off the library with custom bench & table, an ideal space for kids to play or possibly for an art studio. Fully finished walk-out basement offers in-floor heating, wool carpets, family room, full bath & a large fourth bedroom. There is an abundance of storage in the basement. One which is a crawl space & the other a large storage room with easy access. An attached oversized double garage with workshop is fully insulated & drywalled. This home has 4 different decks & patios to look out onto the garden. The garden has its own walking paths & is filled with trees, shrubs & perennials, a gardener's dream come true! Also a private sitting area in the back of the yard. This century house is full of history & has been meticulously maintained & thoughtfully updated over the years. Don't miss out on your chance to own a part of history.