



**9 Stanley Crescent SW
Calgary, Alberta**

MLS # A2192164



\$2,445,000

Division:	Elboya		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,224 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	4
Garage:	Alley Access, Double Garage Detached, RV Access/Parking		
Lot Size:	0.35 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Built in hot tub, lower electric range, lower microwave hood-fan, lower dishwasher, lower refrigerator, lower washer and dryer and all lighting fixtures.

This custom-built bungalow in the highly sought-after inner-city community of Elboya presents an extraordinary opportunity for luxurious living. Spanning 3,200 sq ft of developed space, plus an additional 1,000 sq ft illegal suite with its own entrance, this home offers both comfort and versatility. Inside, the home is designed for both elegance and functionality. As you step through the front door, you're welcomed by soaring vaulted ceilings and a custom-designed kitchen that truly stands out. The kitchen features a Lacanche European range, a hidden pantry, and exquisite Carrara marble countertops. Tesoro folding doors open up to the covered patio, offering seamless indoor-outdoor living, perfect for hosting gatherings with a cozy wood burning fire place. The primary bedroom, located on the upper level, provides a private retreat with direct access to a built-in hot tub from the walk-in closet. The luxurious ensuite includes a double vanity, a steam shower, and heated floors for added comfort. A second bedroom on the main floor also offers a walk-in closet and easy access to a stylish 3-piece bathroom. The fully finished walk-out basement further enhances the living space with two additional bedrooms, a 4-piece bathroom, and a stunning private illegal suite with its own entrance. This features a full kitchen, laundry, living area, and a 3-piece bathroom, ensuring complete privacy for guests, family, or live-in support. Set on a spacious 1/3-acre lot, the property includes a large backyard, a double oversized garage, and rear lane access, providing ample parking space. The home is just blocks from Elboya School and offers easy access to downtown, making it an ideal location for those who appreciate the inner-city lifestyle. The surrounding community is equally impressive. Just steps away, you'll find Stanley Park, which offers tennis courts, an outdoor pool, baseball

diamonds, playgrounds, and a large outdoor skating rink in the winter—ensuring the neighbourhood remains vibrant throughout the year. The Elbow River’s inner-city pathways are also nearby, perfect for walking or cycling, allowing you to enjoy the natural beauty of the area. With everything this home and location offer, it’s an exceptional combination of luxury, space, and convenience. Don’t miss your chance to make it yours!