



**4216 5A Street SW
Calgary, Alberta**

MLS # A2194950



\$3,299,000

Division:	Elboya		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,502 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Steam Room, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

CONSTRUCTION NOW COMPLETE! LOCATION, LOCATION, LOCATION! Experience timeless elegance and modern comfort in this new custom built home in Elboya , situated on a quiet street just steps away from Riverdale Avenue, the river pathway system and Stanley park. This grand home boasts classic architecture with a modern twist and is finished with acrylic stucco, natural limestone and aluminum clad windows. Inside this charming home you will find a chef’s dream kitchen complete with rift cut white oak cabinetry, quartzite island and a Wolf / Sub Zero appliance package. The plaster fireplace, complete with concrete surround, provides a natural organic ambiance to your great room. The cozy 4 seasons room is the perfect place to catch a football game with friends, enjoy a glass of wine or curl up with a good book. The TAG custom arched aluminum doors let in an abundance of natural light and coupled with the heated floors and limestone clad fireplace create a relaxing oasis. No need to pay for a gym membership when you have your own oversized 25’ x 16’ home gym giving you ample space for any fitness endeavour or use it as a large playroom for the kids. The lower level of this home is designed to impress with: radiant floor heating, a family room, large games area, wet bar, guest bedroom and bathroom complete with steam shower. Parking won’t be an issue with a triple detached garage, with paved alley, and the quiet location allows for ample street parking as well. This lovely home includes a color washed den, 4 large bedrooms, 4.5 baths and much more! Call today to schedule a private viewing!