



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4508 4A Street, Calgary T2S 2A1**

MLS® #: **A2121744**

Area: **Elboya**

Listing Date: **04/11/24**

List Price: **\$2,398,000**

Status: **Active**

County: **Calgary**

Change: **-\$77k, 11-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1998**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,872**  
Low Sqft:  
Ttl Sqft: **2,872**

DOM

**38**  
Layout  
Beds: **4 (4 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Landscaped,Many Trees,Underground Sprinklers,Private,Rectangular Lot**  
Park Feat: **Double Garage Attached,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**  
Flooring: **Carpet,Softwood,Stone,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dryer,Gas Cooktop,Range Hood,Washer,Water Softener,Wine Refrigerator**  
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wired for Sound**

Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`5" x 12`0"	Dining Room	Main	16`0" x 12`5"
Breakfast Nook	Main	16`6" x 8`5"	Living Room	Main	18`3" x 16`0"
Pantry	Main	12`0" x 7`6"	Foyer	Main	12`3" x 7`4"
Family Room	Basement	18`0" x 14`10"	Game Room	Basement	21`6" x 16`10"
Laundry	Basement	23`0" x 8`6"	Furnace/Utility Room	Basement	13`9" x 7`11"
Storage	Basement	9`7" x 3`2"	Bedroom	Upper	19`4" x 14`11"
Bedroom	Upper	13`10" x 12`7"	Bedroom	Upper	16`0" x 13`1"
Bedroom	Main	14`0" x 10`1"	3pc Bathroom	Main	
3pc Bathroom	Basement		3pc Ensuite bath	Upper	
4pc Ensuite bath	Upper		6pc Ensuite bath	Upper	

# Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-C1</b>
Legal Desc:	<b>6153AC</b>

# Remarks

Pub Rmks:	<p><b>RARE FIND BACKING ONTO THE SERENE BACKDROP OF STANLEY PARK</b>, this exquisite 4-bedroom arts and crafts-style residence, designed by McDowell &amp; Associates, has undergone a stunning transformation, boasting over 3900 sq ft of meticulously crafted living space. Step into the main level adorned with immaculate reclaimed wide plank Heartwood pine floors, lofty ceilings, and bathed in the glow of recessed lighting and chic fixtures. A grand formal dining room sets the stage for gracious entertaining, while the inviting living room, anchored by a river rock fireplace, offers a cozy retreat for unwinding. Adjacent to the living area, discover a thoughtfully designed kitchen adorned with soapstone countertops, timeless cabinetry, and top-of-the-line appliances, complemented by a convenient butler's pantry and sunlit breakfast nook. For additional storage, there's also a walk-in pantry just off the kitchen. A discreetly placed bedroom with a Murphy bed and a sleek 3-piece bath complete the main floor. Ascend to the second level with 8' ceilings (all with 10' vaults), where three generously proportioned bedrooms await, each boasting private ensuites and two featuring balconies overlooking the park. The primary sanctuary beckons with a charming circular tray ceiling, a cozy seating area, and an opulent, fully renovated 6-piece ensuite featuring dual vanities, a freestanding soaker tub, and a luxurious steam shower. A custom walk-in closet, accessible from the ensuite, adds to the allure. The lower level, enhanced with in-floor heating, offers a versatile space for game or movie night, equipped with a media room, games area, and another 3-piece bath. Rounding out the lower level is a practical laundry/mudroom with distinctive granite counter top and ample storage, a niche for a computer desk, and direct access to the oversized double underdrive garage with heated epoxy floor. Solid wood cabinets, and millwork adorn every corner, unique granite counter tops add elegance in all bathrooms, built-in speakers on all levels elevate the ambiance while dual zone central air conditioning provides cool comfort on those hot summer days. Outside, revel in the beautifully landscaped front gardens &amp; tranquil backyard oasis, complete with an intricate irrigation system seamlessly woven into the mature landscaping. The back yard features a spacious deck, soothing hot tub, built-in speakers and captivating vistas of Stanley Park, it's a haven where both beauty and functionality thrive. Perfectly positioned, this home offers unparalleled convenience, with proximity to Chinook and Britannia Shopping Centres, Elbow River pathways, top-tier schools, public transit, and effortless downtown access via Elbow Drive. Steam oven, hot tub, garage workbench &amp; cabinets, Hunter Douglas blinds.</p>
Inclusions:	
Property Listed By:	<b>RE/MAX Real Estate (Central)</b>

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











