



THE
A-TEAM

**RE/MAX
FIRST**

635 SIFTON Boulevard, Calgary T2T 2K8

MLS®#: **A2136480**

Area: **Elbow Park**

Listing Date: **06/05/24**

List Price: **\$3,528,000**

Status: **Active**

County: **Calgary**

Change: **-\$272k, 16-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1920**
Lot Information
Lot Sz Ar: **14,811 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,806**
Low Sqft:
Ttl Sqft: **3,806**

DOM

103
Layout
Beds: **6 (5 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Landscaped,Many Trees**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Awning(s),Other**

Construction: **Wood Siding**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer**
Int Feat: **High Ceilings,See Remarks,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 4`3"	Dining Room	Main	13`2" x 23`7"
Family Room	Main	16`5" x 13`6"	Foyer	Main	12`9" x 14`5"
Kitchen	Main	20`7" x 27`8"	Living Room	Main	31`0" x 14`4"
Sunroom/Solarium	Main	12`11" x 15`8"	3pc Bathroom	Upper	8`0" x 7`6"
4pc Bathroom	Upper	5`3" x 7`8"	5pc Ensuite bath	Upper	11`1" x 20`3"
Bedroom	Upper	14`3" x 14`3"	Bedroom	Upper	10`9" x 14`4"
Bedroom	Upper	9`5" x 13`7"	Bedroom	Upper	11`4" x 16`7"

**Bedroom - Primary
Bedroom
Kitchen
Furnace/Utility Room**

**Upper
Basement
Basement
Basement**

**16`6" x 21`1"
9`5" x 12`10"
9`2" x 12`1"
18`0" x 9`9"**

**3pc Bathroom
Den
Game Room**

**Basement
Basement
Basement**

**6`8" x 8`5"
15`6" x 12`6"
19`5" x 13`6"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1
9111741

Remarks

Pub Rmks:

This is your once-in-a-lifetime opportunity to own an exquisite, character home nestled on a 14,811 sq foot lot in one of the most coveted locations in the inner city, right on the scenic Elbow River!! This luxurious residence spans over 4,600 sq ft of opulent living space, the home exudes grandeur from the moment you step inside the welcoming foyer. The main floor is an entertainer's masterpiece, adorned with gorgeous, refinished hardwood flooring throughout. The formal living room radiates elegance, featuring a coffered ceiling, custom millwork & crown moldings, and a wood burning fireplace within a custom surround. Across the foyer is the formal dining room that dazzles with a magnificent chandelier, setting the stage for unforgettable family gatherings. The newly crafted kitchen is a chef's dream, featuring quartz countertops and a large marble topped island, custom cabinetry, top-tier appliances including a professional-grade fridge/freezer, double wall ovens, a 6-burner gas stove, and a sunny breakfast nook. The cozy family room flows seamlessly to the formal living room and also provides easy access to the sunbathed sunroom, the favorite room in the house. The main level is complete with a beautiful 2-piece powder room. Ascending to the second level, you'll find 5 spacious bedrooms, including a luxurious primary suite with a walk-in closet and a serene 5-piece ensuite retreat boasting heated tile floors. The upper level also boasts a gorgeous 4-piece main bath and a 3-piece bath. Perfect for a growing family. The basement, completed in 2014, features a recreation/media room, another bedroom with a private 3-piece bathroom, den, laundry, and thoughtfully designed storage solutions. Noteworthy upgrades include 2 new furnaces and HWT (2021 & 2024). Outdoors, the enchantment continues with picturesque gardens, majestic trees, a new paver stone walkway, and a south-facing backyard oasis overlooking the picturesque Elbow River. The backyard features a spacious 600 sq foot flagstone patio with a natural gas BBQ hookup, multiple seating areas to enjoy your surroundings, and a storage shed. There's also a double detached garage. This home's prime location offers easy access to Elbow River pathways, the Glencoe Club, and an array of amenities including Stanley Park, River Park, Sandy Beach, the trendy Mission district, 17th Avenue, and downtown. Excellent schools and convenient public transit complete this picture-perfect lifestyle. Don't miss your chance to make this dream home your reality.

Inclusions:
Property Listed By:

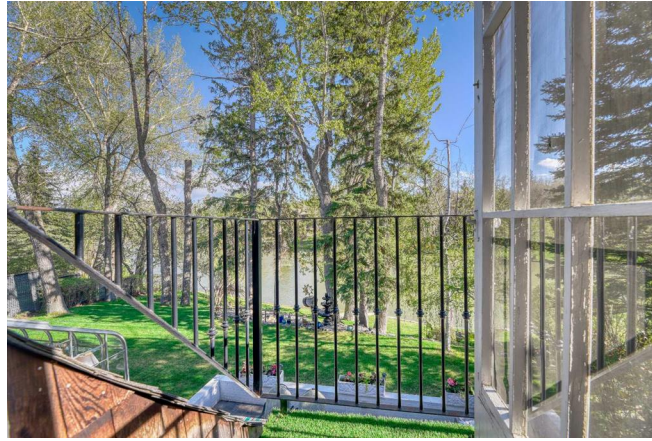
**Retractable Awning, 2x Beverage Refrigerators, Shed, Drapes (Negotiable)
RE/MAX Realty Professionals**

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









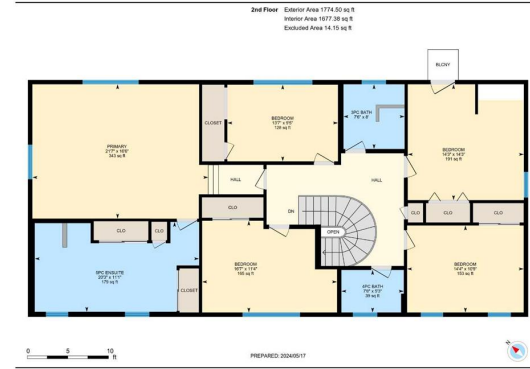




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Basement (Below Grade) Exterior Area 1154.21 sq ft
Interior Area 1077.27 sq ft



PREPARED: 2024/05/17



While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.