



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**301 ELBOW PARK Lane, Calgary T2S 0T8**

MLS®#: **A2142428**      Area: **Elbow Park**      Listing Date: **06/20/24**      List Price: **\$4,499,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **10,398 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,932**  
 Low Sqft:  
 Ttl Sqft: **2,932**

DOM

**247**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Level Split**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:

Lot Feat: **Creek/River/Stream/Pond,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Irregular Lot,Landscaped,Many Trees,Underground Sprinklers,Private,Sloped,Treed,Waterfront**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **See Remarks**  
 Heating: **Boiler**  
 Sewer:  
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Wood Frame**  
 Flooring: **Carpet,Hardwood,Slate,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u>  | <u>Level</u> | <u>Dimensions</u> |
|--------------|--------------|-------------------|
| Laundry      | Main         | 13`7" x 12`9"     |
| 2pc Bathroom | Second       | 5`9" x 4`11"      |
| Dining Room  | Second       | 19`0" x 13`1"     |
| Kitchen      | Second       | 16`8" x 12`7"     |
| 3pc Bathroom | Third        | 5`9" x 5`11"      |
| Bedroom      | Third        | 10`11" x 10`10"   |

| <u>Room</u>      | <u>Level</u> | <u>Dimensions</u> |
|------------------|--------------|-------------------|
| Mud Room         | Main         | 5`6" x 14`11"     |
| Breakfast Nook   | Second       | 17`1" x 13`0"     |
| Foyer            | Second       | 15`5" x 11`3"     |
| Living Room      | Second       | 17`10" x 24`7"    |
| 4pc Ensuite bath | Third        | 11`7" x 10`8"     |
| Family Room      | Third        | 24`1" x 14`2"     |

**Bedroom - Primary**  
**5pc Bathroom**  
**Bedroom**

**Third**  
**Basement**  
**Basement**

**23`11" x 14`6"**  
**12`0" x 7`5"**  
**14`6" x 20`4"**

**Walk-In Closet**  
**Bedroom**  
**Game Room**

**Third**  
**Basement**  
**Basement**

**10`7" x 18`0"**  
**15`6" x 15`9"**  
**12`6" x 23`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9010183**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to your slice of paradise, nestled in the prestigious Elbow Park community. This stunning riverfront property is located on Elbow Park Lane, one of the area's most sought-after addresses. More than just a home; this property is a piece of Calgary's heritage. The tree-lined lane, established by the Calgary Herald in 1912, holds historical significance, originally serving as the homesteads for the newspaper's employees. In 1990, Fred Valentine, one of Canada's most esteemed architects, urban planners, and designers, crafted this stunning Cape Cod-style residence on the grounds of the Eric Harvie Estate. Owners will relish the unobstructed views across the river, benefiting from the rare privilege of riparian rights and the assurance the lands across the river will remain undeveloped, thanks to Eric Harvie's foresight. Owners will enjoy the tranquility and natural beauty of the surrounding area without interruption. Tiered patios harmonize with the property's natural landscape, surrounded by an award-winning, irrigated garden with over 45 perennial varieties. Step inside to discover soaring ceilings in the foyer, a seamless blend of hardwood and slate floors, and abundant windows offering uninterrupted views of this breathtaking property. The main living area boasts a wood-burning fireplace surrounded by Brazilian river rock and a large formal dining room offering exceptional ambiance and charm. The gourmet Denca kitchen is a chef's dream, with luxury appliances including Sub-Zero and a Bertazzoni gas range. The spacious island invites family and guests to gather and share. The upper level of this masterpiece is where you will find the primary retreat, a spacious bedroom complete with dedicated sitting area framed by panoramic windows delivering breathtaking views of the picturesque river valley. The spa-like ensuite boasts a luxurious soaker tub and large glass-enclosed shower. A generous walk-in closet is open, bright and provides ample space for your wardrobe. A second upper floor bedroom has generous closet space and views of this exquisite property. This level also includes an open bonus room with gas fireplace, a dedicated office area, and floor-to-ceiling built-in bookshelves and bench seating. Additionally, a three-piece bathroom is conveniently located here. Adjacent to the double garage is a functional laundry room featuring built-in cabinetry, sink, and custom lockers to neatly stow everything. Moving to the lower level, owners will love the abundance of storage, two more well appointed bedrooms, a full bathroom with dual vanity and a rec room. With over 4,400 fully developed square feet of living space, this property is a dream come true for those seeking elegance and serenity. Treat yourself to the best of inner-city riverfront living available. A home that is so much more than just four walls and a roof, but a once in a lifetime opportunity to own a timeless, architectural beauty interwoven with the rich history of Elbow Park.**

Inclusions:  
Property Listed By:

**Audio/Visual Console in living room and mounted TV, ladder in lower recreation room.**  
**CIR Realty**

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











