



THE
A-TEAM

**RE/MAX
FIRST**

3811 9 Street, Calgary T2T 3E1

MLS®#: **A2153832**

Area: **Elbow Park**

Listing Date: **08/06/24**

List Price: **\$5,375,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar: **9,583 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,613**
Low Sqft:
Ttl Sqft: **4,613**

DOM

43
Layout
Beds: **6 (5 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat: **Landscaped,Underground Sprinklers,Views**
Park Feat: **Oversized,Triple Garage Attached**

Utilities and Features

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

Construction: **Composite Siding,Shingle Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Stone**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Range Hood,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bathroom Rough-in,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Storage,Tray Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`10" x 11`4"
Kitchen	Main	17`0" x 16`10"
Family Room	Main	17`0" x 15`0"
Mud Room	Main	12`0" x 11`7"
Bedroom - Primary	Upper	17`0" x 16`10"
Bedroom	Upper	14`4" x 12`9"
Bedroom	Upper	14`7" x 13`0"

Room	Level	Dimensions
Dining Room	Main	15`8" x 14`2"
Breakfast Nook	Main	15`0" x 11`9"
Office	Main	11`0" x 9`10"
Laundry	Main	10`9" x 10`9"
Bedroom	Upper	19`8" x 14`1"
Bedroom	Upper	16`1" x 12`9"
Laundry	Upper	8`8" x 4`11"

Media Room	Lower	26`9" x 16`3"	Exercise Room	Lower	21`7" x 15`0"
Game Room	Lower	16`8" x 10`10"	Game Room	Lower	25`5" x 20`8"
Wine Cellar	Lower	17`7" x 5`5"	Other	Lower	10`4" x 9`9"
Bedroom	Lower	15`7" x 12`2"	2pc Bathroom	Upper	
5pc Ensuite bath	Lower		4pc Bathroom	Upper	
3pc Bathroom	Lower				

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C1
 Legal Desc: **5584R**

Remarks

Pub Rmks: **Conditional sale in place. Incredible family home in a prime Elbow Park location...a cul-del-sac shared by just 6 homes. This home faces parkland, enjoys panoramic valley views and is positioned on a 75' wide lot with a sunny west-exposure rear yard. Custom built by super-builder Rockwood Custom Homes with nearly 7500 square feet of total development....plenty of room for a large or growing family. A massive, year-long renovation by designer Amanda Hamilton and architect Mark Burkart created an elevated and modern "Hampton's beach house". Fantastic scale with 9' ceilings, huge rooms and large-scale windows. Centre-hall plan with hardwood floors and exceptional architectural detailing throughout. Nearly 50' wide span across the rear of the home. Huge family room with exceptional built-ins. Living room-sun room with access out to a heated terrace with built-in BBQ. Dream kitchen by Empire with endless cabinetry, Calcutta-gold honed-marble counters, ~10'x6' island and top appliances. Adjacent family pantry has a full-height Subzero freezer. Separate butler's pantry with 2 Subzero wine fridges connecting to the gorgeous formal dining room with new fireplace. A main floor office-den, high-style powder room, large laundry room and an even larger mud-room complete the main level. 5 bedrooms plus a 2nd laundry room up. Hardwood floors throughout this level too. Sensational primary suite features a trayed ceiling, fireplace and built-ins in the bedroom, stunning new 5-piece ensuite and new walk-in closet with Poliform fittings. Secondary bedrooms are all large. The 5th bedroom (shown as an office) has a rough-in for an ensuite. Unbelievably great lower level with high ceilings and huge rooms including: a media room, large wet bar leading into an extensive custom wine room, games room, field room (soccer, hockey etc), gym, 6th bedroom, full bath and storage. Elan home automation system. Exceptionally convenient front-drive triple attached garage with main floor entry into the home. Fully finished including vehicle lift, bike lifts, storage systems and coated floor. Outdoor living areas include a wonderful front porch, covered back terrace, and a sprawling 2nd back terrace with covered dining (heater and fireplace) plus an expansive open seating area. This location is right in the heart of the community with easy access to all levels of schools, parks, the Glencoe, shopping and downtown. It's a "textbook" perfect family home with everything thing the busy family could want. You could wait years to find another house this great.**

Inclusions: **2nd and 3rd dishwashers, 2nd wine fridge, 2nd bar fridge, 2nd washer, 2nd dryer, Elan home automation system, attached TV's (remotes), projector and screen, storage cabinetry in garage, vehicle lift in garage, built-in BBQ,**

Property Listed By: **Century 21 Bamber Realty LTD.**

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











