



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**623 38 Avenue, Calgary T2S 0W2**

MLS®#: **A2155562**

Area: **Elbow Park**

Listing Date: **08/10/24**

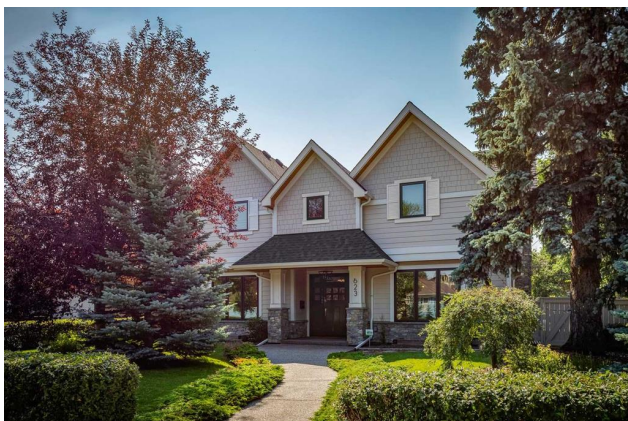
List Price: **\$4,150,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **7,814 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **4,152**  
Low Sqft:  
Ttl Sqft: **4,152**

DOM

**39**  
Layout  
Beds: **6 (4 2 )**  
Baths: **6.0 (5 2)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot**

Park Feat:

**220 Volt Wiring,Alley Access,Double Garage Attached,Garage Door Opener,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue,Built-in Barbecue,Covered Courtyard,Dog Run,Garden,Lighting,Private Yard,Rain Gutters,Storage**

Construction:

**Composite Siding,Stone**

Flooring:

**Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Tankless Water Heater,Washer,Washer/Dryer Stacked,Water Softener,Window Coverings**

Int Feat:

**Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>3pc Ensuite bath</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`9" x 12`6"</b>	<b>Office</b>	<b>Main</b>	<b>11`3" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>22`0" x 18`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>14`7" x 6`5"</b>

<b>Family Room</b>	Main	24`4" x 21`4"	<b>Mud Room</b>	Main	20`2" x 11`10"
<b>Pantry</b>	Main	8`1" x 7`9"	<b>Bedroom - Primary</b>	Upper	17`10" x 16`11"
<b>Bedroom</b>	Upper	16`7" x 12`9"	<b>Bedroom</b>	Upper	16`9" x 13`7"
<b>Bedroom</b>	Upper	14`9" x 14`5"	<b>Bedroom</b>	Lower	16`9" x 12`0"
<b>Bedroom</b>	Lower	16`9" x 11`8"	<b>Exercise Room</b>	Lower	16`11" x 11`11"
<b>Game Room</b>	Lower	25`0" x 20`8"	<b>Wine Cellar</b>	Lower	10`0" x 4`0"
<b>2pc Bathroom</b>	Lower		<b>Dining Room</b>	Main	15`7" x 12`7"
<b>Laundry</b>	Upper	13`3" x 5`8"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **5584R**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to this STUNNING All ENCOMPASSING LUXURY RENOVATION in coveted ELBOW PARK! To-The-Studs Reconstruction in 2022/2023 created an essentially New Home. The consummate result is an exceptional crisp elegant aesthetic with excellent contemporary construction. You will be immediately drawn in by Bright, Open Concept bathed in Natural light and the ease of Flow throughout. Incorporating an impressive 5937 sq.' of living space, this exceptional residence features a rare 4 Bedrooms Above Grade + 2 more in the Lower level. Heart of the Home is the "To-Die-For" Kitchen with Double Waterfall Islands, Quartz Countertops & Professional Grade Appliances. Views to your private Pool & sunny South/West yard are captivating while the adjacent sprawling Great Room invites you to kick back and relax by the gas Fireplace. From the breakfast Nook is a seamless Indoor-Outdoor connection to the Covered Patio. Showcasing a Built-In BBQ, Ceiling Heaters + Retractable Screens this is wonderful for multi-season usage. Connecting the Kitchen area to the Formal Dining Room is a well-appointed Butler's Pantry. The "Every Family's Dream" Mudroom, with 2nd laundry, transitions to the ATTACHED, oversized, heated Garage. Completing the Main Level are the lovely, light-filled Living Room and Office with beautiful Built-In Walnut Desk + Cabinetry. Here you can take a work break on your adjoining Putting Green. Leading to the Upper level is the gorgeous Open Tread Stairway. After a hectic day, the Primary Suite provides an elegant oasis with Fireside ambiance, desirable Dressing Room + luxurious En-Suite. 3 charming secondary Bedrooms are enhanced with En-suite Baths + substantial Closets. Of note are the large Windows as well as the abundance wall area for art. Further fantastic space for Family + Entertainment enjoyment is presented with the In Floor Heated Lower Level featuring a Home Theatre system, Gym, Temperature controlled Wine Room plus 2 En-Suited Bedrooms. Masterful, massive Renovation Scope includes: Exterior Cladding + Real Stone, Roof, Soffits, Landscaping+ Irrigation, Doors + Triple Glazed Windows, Garage created + ATTACHED to home via an added expansive Mudroom, In ground pool with stamped concrete surround, Covered 3 season Patio w/ Built In BBQ, Heaters + Automatic Retracting Screens, Interior taken back to studs, all Lighting, Remote Window Coverings throughout, Mechanical, Insulation, electrical, plumbing, Interior Stairs, Hardwood, & Landscaping. Ideal design, size and layout for family living as well as couples who want amazing gathering + entertaining spaces. This property offers a prime inner city location an easy walk to parks, pathways, excellent schools, Glencoe Club & mere minutes to Downtown + Calgary Golf and Country Club.**

Inclusions: **security system hardware, wall mounted TV's, Built In BBQ on Patio, Built In Ceiling Heaters on patio, retractable remote screens on patio**  
 Property Listed By: **RE/MAX Realty Professionals**

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

