



THE
A-TEAM

**RE/MAX
FIRST**

340 46 Avenue, Calgary T2S 1B6

MLS®#: **A2160836**

Area: **Elboya**

Listing Date: **09/05/24**

List Price: **\$3,490,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **7,750 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Alley Access,Triple Garage Detached**

DOM

13
Layout
Beds: **5 (3 2)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Open Floorplan,Pantry,Primary Downstairs,Recessed Lighting,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`11" x 10`6"
Pantry	Main	10`6" x 5`7"
Great Room	Main	15`4" x 17`11"
Office	Main	10`6" x 15`7"

Room	Level	Dimensions
Kitchen	Main	14`11" x 16`6"
Breakfast Nook	Main	8`3" x 9`9"
Foyer	Main	7`5" x 7`11"
2pc Bathroom	Main	5`6" x 6`11"

5pc Ensuite bath Main 10`0" x 15`0"
Bedroom - Primary Main 18`4" x 14`0"
4pc Bathroom Second 10`1" x 5`7"
4pc Ensuite bath Second 10`1" x 6`4"
Walk-In Closet Second 4`7" x 8`8"
4pc Ensuite bath Second 8`1" x 7`4"
Game Room Basement 16`4" x 28`4"
Exercise Room Basement 13`1" x 15`9"
Walk-In Closet Basement 4`9" x 11`7"
Bedroom Basement 13`8" x 10`7"

Walk-In Closet Main 7`9" x 11`4"
Flex Space Second 19`5" x 11`9"
Laundry Second 10`1" x 7`0"
Bedroom Second 11`5" x 12`11"
Bedroom Second 10`11" x 13`9"
Walk-In Closet Second 10`3" x 4`6"
Wine Cellar Basement 8`9" x 3`10"
Mud Room Basement 8`4" x 11`7"
4pc Bathroom Basement 13`8" x 5`11"
Bedroom Basement 11`8" x 10`10"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 357GU
 Zoning: R-C1

Remarks

Pub Rmks: **Introducing "Elwood," the newest addition to the highly desirable community of Elboya. This Scandinavian-inspired, two-story home with a walkout basement is adorned with warm, modern accents inside and out. Designed and built by the renowned Trickle Creek Homes, "Elwood" seamlessly blends modern living with a focus on privacy and entertainment. Located on a quiet, family-friendly street, this property offers stunning downtown city views from the rear. Spanning 4,973 square feet of developed indoor living space, the home includes 5 bedrooms, 5.5 baths, and 3 incredible outdoor entertaining areas. The warm, contemporary interior features white oak hardwood flooring, custom cabinetry, built-ins, and carefully curated lighting, hardware, and tile selections throughout. Upon entering, you're welcomed by a unique two-story entry filled with natural light. The entry flows into the great room, featuring a gas fireplace, custom-designed built-ins, and a stylish room divider shared with a quaint breakfast nook. The kitchen, designed for both everyday living and grand entertaining, showcases luxury appliances, a feature hood fan, a custom coffee bar, and a walk-through butler's pantry. Adjacent, the spacious dining room offers seamless access to the back deck through a four-panel sliding glass door. The main floor features a private primary suite, thoughtfully designed as a tranquil retreat. This suite offers private access to the back deck, a stunning five-piece ensuite with a custom shower and freestanding tub, and a walk-in wardrobe with laundry facilities. The home office is conveniently located near the front entrance, ensuring privacy from the main living areas. The second floor is ideal for a growing family, with two generously sized secondary bedrooms, each with its own three-piece ensuite and walk-in closet. The versatile flex room (potential third bedroom) is a multipurpose space, perfect as a media room, homework area, or craft zone. It features a unique open-to-below view and access to the second-floor covered balcony, both of which offer downtown city views. This floor also includes a laundry room with a sink and a third full bath. The lower level is designed for entertainment, featuring a walkout to the covered patio with an outdoor fireplace, a wine cellar, and a walk-up bar. The lower-level mudroom provides easy access to the oversized rear triple-detached garage and includes custom-built-ins and a walk-in closet. Additional highlights include a private gym, two more bedrooms, and a shared bath. Walking distance to great schools and surrounded by several parks and playgrounds. Families and outdoor enthusiasts will love backing onto Stanley Park, offering easy access to the extensive pathway system, sports fields, tennis courts, picnic areas, outdoor swimming pool, ice skating rink, and many other recreational activities along the Elbow River. This vibrant community also provides numerous local amenities and a quick commute to downtown.**

Inclusions: na
 Property Listed By: Sotheby's International Realty Canada

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