



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3637 13 Street SW
Calgary, Alberta

MLS # A2226460



\$3,799,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,640 sq.ft.	Age:	2019 (6 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings		

Inclusions: none

(OPEN HOUSE 1-4 PM SUNDAY JUNE 8) Welcome to this exquisite custom Maillot home, nestled in the coveted upper Elbow Park, just steps from the expansive River Park pathway and William Reid French Immersion School. With over 5,000 sq.ft. of beautifully designed living space, this 6-bedroom, 6-bathroom home offers the perfect balance of modern elegance and family functionality. Upon entry, you'll be greeted by an open, airy floor plan featuring 10' ceilings, elegant light fixtures, and polished chrome details. The chef-inspired kitchen, equipped with top-of-the-line Wolf and Sub-Zero appliances, is the heart of the home. The spacious great room, with its cozy gas fireplace, and adjoining dining area make this space ideal for both relaxed family living and sophisticated entertaining. A large mudroom and walk-through pantry lead directly to the kitchen, making meal prep a breeze. The main level also includes a convenient den, perfect for a home office or dining room. Upstairs, the second level boasts 4 generously sized bedrooms, each with ample closet space, along with a cozy sitting area and a full laundry room. The opulent master suite features a luxurious 5-piece en suite, complete with a steam shower and in floor heating for ultimate relaxation. The lower level is designed for fun and relaxation, with radiant in-floor heating, a large family room, full bar, private powder room, and 2 additional bedrooms that share a Jack & Jill bath. Outside, the west-facing backyard is fully landscaped and features a covered deck with a motorized awning, offering the perfect space to unwind. The oversized triple garage is heated, with an EV charger and ample storage space. Additional highlights of this home include double air conditioning units, white oak engineered hardwood flooring, a Hans Grohe/Grohe/Brizo plumbing package, and triple-glazed

windows throughout. With its prime location, elegant finishes, and family-friendly design, this home is truly a must-see.