



GRASSROOTS
REALTY GROUP

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3805 7A Street SW
Calgary, Alberta

MLS # A2231899



\$2,750,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,878 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: All TV's, Additional Dishwasher, Humidifiers, 2 Bar Fridges in Basement

Outstanding value for this elegant two story executive family home, offered at \$715 per square foot. This Air Conditioned home offers a fantastic layout for family life + entertaining with spacious principal rooms, high ceilings, loads of natural light + gorgeous hardwood flooring. Over 3800 square feet on the top two floors plus a totally developed lower level in an amazing location just down the street from the Elbow Park community center + tennis courts + a block from popular Elbow Park school. The main floor spaces include a spacious main floor office, comfortable living room + formal dining room + a fantastic great room set up at the entire back of the house with a huge family room open to the chefs kitchen with with professional-grade appliances all in mint condition, huge island, Shelf Genie organizers, casual dining area + highly functional butler pantry. An efficient mudroom at the rear entrance leads to the backyard + garage. Upstairs are four large bedrooms. Two share a Jack-and-Jill bathroom. The expansive primary bedroom includes a private balcony, sitting area, fireplace, large dressing rooms + a luxurious ensuite with a large dual vanity, whirlpool tub + newer steam shower. The lower level offers a large games room with polished concrete flooring, a self contained media room, an additional bedroom + bathroom + substantial storage room. The exquisitely landscaped lot with west facing backyard includes a large deck + a double detached garage with refinished flooring, security bars, built-in organizers, and a heater. Recent updates include refinished main floor hardwood, a freshly painted exterior, a newer roof, upper-floor air conditioning, a security system, a tankless water heater + a reverse osmosis system. This quality built home is a must see!

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