



GRASSROOTS
REALTY GROUP

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411 47 Avenue SW
Calgary, Alberta

MLS # A2268037



\$3,190,000

Division:	Elboya		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,618 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Experience refined contemporary living in this exceptional Elboya residence, offering over 4,700 square feet of luxurious space designed for comfort and style. This sophisticated home features 5 bedrooms, 3.5 bathrooms, and a south-facing backyard with a covered deck—all set along a beautiful tree-lined street. The main level impresses with 10-foot ceilings and exotic walnut hardwood floors, complemented by a bright formal dining room, private office, and inviting family room. The chef-inspired kitchen showcases Miele appliances, a large island with quartz countertops, custom cabinetry, a spacious butler's pantry, and premium Riobel and Brizo fixtures. Upstairs, the expansive primary suite is a true retreat, featuring a stunning dressing room and a spa-like ensuite with heated floors, dual sinks, a freestanding tub, and a luxurious walk-in shower. Three additional bedrooms with generous walk-in closets, a laundry room, loft area, and bonus room complete the upper level. The lower level is designed for both relaxation and entertainment, offering in-floor heating, a theatre room, guest quarters, a steam shower, recreation area, and wine room. Outside, enjoy a beautifully landscaped garden, and your own private oasis with a relaxing hot tub and lounge area. A triple detached garage provides ample space for vehicles and storage. Perfectly situated near Elboya Park, top-rated schools, and boutique shopping, this remarkable home blends modern elegance with everyday convenience—a must-see property in one of Calgary's most desirable neighbourhoods. Click on the virtual tour or book your showing today.