



**GRASSROOTS**

REALTY GROUP

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**3614 10 Street SW**  
**Calgary, Alberta**

**MLS # A2272979**



**\$4,500,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,907 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	6 full / 2 half
<b>Garage:</b>	See Remarks, Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Built-in Features, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Beverage Fridge, Wine Fridge

**\*\* Open House Saturday May 9th from 2:30AM-4:00PM! \*\*** Exceptional craftsmanship and timeless design are showcased throughout this remarkable custom-designed residence. The well-appointed kitchen features a 6-burner Bertazzoni gas range with hot plate, double ovens, Sharp microwave, commercial Thermador refrigerator, dual dishwashers, natural quartzite countertops, a generous island for casual meals, and a handcrafted custom hood fan. A bright breakfast nook overlooks the private courtyard, while the adjoining family room is anchored by a stunning quartzite fireplace. A spacious butler's pantry connects to the elegant dining area, which enjoys views of the park. Luxury oak hardwood flooring flows seamlessly throughout the home, complemented by hand-carved continuous railing, herringbone detailing at the grand front entrance, and a beautifully crafted custom entry door. Thoughtful built-ins are integrated throughout, and the private office offers tranquil park views. Two large mudrooms with built in lockers are found at the back door to the upper garage man door, and the lower level tunnel access to the triple car garage. Upstairs, four generously sized bedrooms each feature their own ensuite. The primary suite is a true retreat, complete with a luxurious ensuite featuring a Native Trails handcrafted stone tub and a stunning walk-in closet. A well-designed laundry room with ample hanging storage and a pull-out hanging rack completes the upper level. The expansive lower level is designed for both entertaining and everyday luxury, with high ceilings, large windows, and abundant natural light. Highlights include a wine storage room, media and golf simulator room, spacious gym with steam shower and full bath, additional powder room, bedroom with ensuite, and an impressive bar area with temperature-controlled wine storage and two beverage

fridges. A generous mudroom connects to heated stairs leading to the triple-car garage, while heated flooring extends throughout the basement and all bathrooms. The private courtyard-style backyard is ideal for both entertaining and family living, offering a fireplace, dining area, seating area, and space for recreation. A rare tunnel from the lower-level mudroom leads to the attached triple-car garage, which is heated, includes stairs, and offers sufficient height for a car lift. Elbow Park is well known for its vibrant community, excellent schools, tree lined streets, and quick access to downtown. Within easy walking distance to the Glencoe Club and a 5 minute drive to the Calgary Golf and Country Club, this luxury brand new custom designed home will not disappoint.