



GRASSROOTS
REALTY GROUP

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**623 Madison Avenue SW
Calgary, Alberta**

MLS # A2291208



\$3,900,000

Division:	Elboya		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,904 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	6 full / 2 half
Garage:	Front Drive, Garage Faces Side, Heated Driveway, Heated Garage, Insulated		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Fruit Trees/Shrub(s),		

Heating:	Boiler, High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Wine fridge in kitchen, 2nd dishwasher in kitchen, Golf Simulator, Theatre Room projector		

Occupying a rare double lot along Madison Avenue in the prestigious community of Elboya, this castle-inspired estate is defined by its striking stone facade and grand scale. Offering over 7,780 square feet of luxury, with six bedrooms, six full and two half bathrooms, the home is thoughtfully designed for elevated family living and exceptional entertaining. A spacious foyer welcomes you inside, while a private office with walnut built-ins and 21' ft vaulted ceilings adds warmth and sophistication. At the heart of the home, the recently refreshed chef's kitchen features new paint, lighting, and countertops, along with double walk-in pantries, an oversized island, dual dishwashers, wine fridge, and premium appliances including a 6-burner Wolf gas range, integrated Sub-Zero refrigerator, and built-in Miele espresso machine. The kitchen flows seamlessly into the informal dining area and expansive living room, where floor-to-ceiling windows showcase the south-facing backyard and provide direct outdoor access. The main floor is completed by a formal dining room with built-ins, a bedroom with walk-in closet and private ensuite, a thoughtfully designed utility room with skylights, sink, in-floor drain and dedicated A/C - ideal for a dog wash - and a stylish powder room. Upstairs, the primary retreat offers 13' vaulted ceilings, south exposure, a luxurious 5-piece ensuite with steam shower and boutique-style walk-in closet. Two additional bedrooms each have their own ensuites and vaulted ceilings, while a turreted office captures downtown views. A large upper laundry room includes dual washers, dryer, sink, and extensive cabinetry. The recently remodelled lower level is designed for recreation and relaxation, complete with a golf simulator, 6-seater tiered theatre room, wine room, wet bar, and expansive games area. Two additional bedrooms with walk-in closets

and private ensuite bathrooms provide ideal accommodations for guests or older children. A wood-panelled elevator seamlessly connects all three levels. Mechanical features include in-floor heating, dual furnaces, multiple boilers, hot water heaters, and new air-conditioning units. Car enthusiasts will appreciate the rare quad subterranean garage with epoxy flooring and snow-melt driveway. The south-facing backyard is built for year-round enjoyment, featuring a screened patio with built-in BBQ/prep space and overhead heater, wood-burning fireplace, seating area, gated dog run, and raised garden. A heated front walkway ensures seamless winter maintenance. Ideally located near picturesque Elbow River pathways and Stanley Park, this exceptional property offers a truly elevated lifestyle in one of Calgary's most sought-after inner-city communities.