



**8027 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2294766**



**\$799,900**

<b>Division:</b>	Chinook Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** All attached shelving, all television mounts, lower-level television, safe in the utility room, lower level wine rack, and all lighting fixtures.

Beautifully maintained home in sought-after Chinook Park, ideally positioned across the boulevard from Elbow Drive with green space directly in front! This thoughtfully updated home features a bright, open-concept main level with rich oak hardwood floors and large windows that flood the space with natural light. The modern kitchen is a true showstopper with sleek cabinetry, quartz countertops, stainless steel appliances, and a large central island that seamlessly connects to the dining area. French doors allow access to a sunny west-facing deck and spacious backyard, perfect for indoor-outdoor living. Upstairs offers a spacious primary retreat with an impressive walk-in closet and room for a full bedroom suite, along with an additional bedroom and a bathroom featuring a luxury oversized walk-in shower with dual showerheads, designer finishes and a large linen closet. The third level provides flexibility with an additional bedroom or office, a fully renovated bathroom with a luxury shower, plus a convenient laundry and mudroom with direct access to the attached garage. The fully renovated lower level adds versatility with a stylish family room and custom wet bar, ideal for entertaining or movie nights. Additional highlights include an attached single garage plus an oversized double detached garage, brand new roof, contemporary finishes throughout, and a large private yard with mature landscaping and upper deck, all located close to top schools, parks, shopping, and transit in one of Calgary's most desirable communities.