



**3803 11 Street SW**  
**Calgary, Alberta**

**MLS # A2301314**



**\$3,650,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,735 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Heated Garage, Off Street, On Street, Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Call Seller Directly

Click brochure link for more details. Stunning executive family home offering exceptional design, outstanding flow, and an abundance of natural light throughout. Beautiful curb appeal with stone and wood accents and professionally landscaped grounds set the tone for this impressive property. The main floor is designed for both everyday living and entertaining, featuring a spacious office or music room, elegant formal dining room with detailed millwork, and a bright living room with folding glass doors that fully retract to create seamless indoor-outdoor living. The covered patio includes an outdoor fireplace, overhead heating, and television for year-round enjoyment. The gourmet kitchen is a chef's dream with professional-grade appliances, generous counter space, and two butler's pantries. Upstairs offers four spacious bedrooms, each with its own ensuite, plus a convenient second-floor laundry room. The luxurious primary retreat features a private balcony, fireplace, spa-inspired ensuite with steam shower, and a large walk-in closet. The fully developed lower level includes a high-end cinema room, expansive gym and recreation space, bar with two fridges and additional dishwasher, wine cellar, and two additional bedrooms. Additional features include Sonos sound throughout, hidden A/V for all televisions, and a heated triple detached garage. Built by Stonebriar Homes in 2015, this exceptional home is ideally located across from the park at William Reid Elementary School and just minutes to the Glencoe Club, Marda Loop, 4th Street shopping and dining, parks, tennis courts, and downtown.