



313 38 Avenue SW
Calgary, Alberta

MLS # A2307666



\$3,789,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,556 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Heated Garage, Insulated, Oversized, Trip		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Crown Molding, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Walk-In Closet(s), Wired for Sound

Inclusions: Dishwashers (2), dual fuel range, range hood, built-in refrigerator/freezer, banquette (kitchen) table, microwave, undercounter wine fridge, washer, dryer, undercounter fridge drawer, undercounter freezer drawer, freestanding fridge/freezer (garage), window coverings (all), garage door openers and remotes (2 of each), living room TV (and mount), projector screen, projector, media rack (and 4 components), subwoofer, media system remote controls (2), alarm system, smart security camera, water filtration system, water softener, central vacuum system (and attachments), garage storage accessories, air conditioners (2), and smart thermostats (2).

Situated on a mature, beautifully landscaped lot in the heart of East Elbow Park, this stunning home offers over 5,400 sq ft of total refined living space. Construction completed in 2014 by Insignia Developments Ltd. and thoughtfully designed by Paul Lavoie Interior Design, the home has been substantially renovated in 2021 by Empire Kitchen & Bath, with ongoing updates including fresh paint and new landscaping completed through 2026. The result is a beautifully refreshed, turnkey property with exceptional attention to detail throughout. The main level features a private office, formal dining room, and an impressive chef's kitchen equipped with a 48" Wolf dual fuel range, Sub-Zero built-in refrigeration, two Miele dishwashers, a butler's pantry, and a large centre island with integrated bench seating. A wall of windows and extensive use of glass French doors flood the home with natural light. Upstairs, you'll find four spacious bedrooms, each complete with its own ensuite bath. The luxurious primary ensuite is a true retreat, complete with a freestanding Victoria + Alberta tub. The fully finished basement continues to impress with polished concrete floors, an additional bedroom and full bath, a custom wine room, gym, and a theatre-style family room featuring a 120" screen and projector as part of the professionally designed whole-home audio visual system. This home is rich in high-end finishes, including hickory hardwood flooring, natural stone surfaces such as Carrara and Calacatta Oro marble, quartzite, and limestone, along with premium plumbing and lighting fixtures. Comfort and efficiency are paramount, with features including two furnaces, two air conditioning units, an IBC boiler system with radiant basement heating and in-floor heat, a Kinetico water softener, and a Lutron lighting system. A comprehensive security and AV system adds peace of mind and

convenience. The exterior is equally impressive, showcasing timeless cedar shingles, a cedar fence, aggregate concrete walkways, and a large south-facing patio—perfect for enjoying Calgary’s sunny days in a private, mature backyard setting. A heated triple car garage with custom cabinetry and coated flooring completes this exceptional property. Located just minutes from the scenic pathways of the Elbow River, residents enjoy easy access to parks, and vibrant amenities, proximity to downtown Calgary, Glencoe Club, and the Calgary Golf & Country Club, making this location as convenient as it is prestigious. Top-rated schools nearby include William Reid School, Elbow Park Elementary, Rideau Park School, and Western Canada High School. A rare offering in Elbow Park, this home delivers exceptional craftsmanship, luxurious finishes, and an unbeatable inner-city lifestyle.