



GRASSROOTS
REALTY GROUP

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3819 6 Street SW
Calgary, Alberta

MLS # A2324495



\$2,798,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,382 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Private, Rectangular Lot		

Heating:	In Floor, Forced Air, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: fridge and freezer in lower level, Kinetico water system, TV in main floor living room, bar fridge in butler's pantry in "as is" condition,

OPEN HOUSE SATURDAY AUG 8th 1-3pm. Exceptional family home on the prettiest block in West Elbow Park…shaded by a canopy of Elm trees. Mid-block 50' x 125' lot with a sunny west yard. Just round the corner from Elbow Park School. Custom built by the current owner in 2012. Excellent curb appeal enhanced by carefully tended landscaping. The entry hall features double-height ceilings and an open-riser staircase. Throughout the main level you'll find high ceilings, large windows and hardwood floors. Open plan across the rear of the home including a spacious seating area with large windows and gas fireplace with built-ins and TV above. High-end kitchen with an abundance of storage and work-space, huge island, professional stainless appliances (double ovens), walk-in-pantry and butler's pantry. Casual dining area adjacent to the kitchen. Lovely formal dining room with beamed ceilings and stained-glass doors. There's also a large office that can accommodate 2 desks. A mud room with a 2nd stairway to the lower level and 2-piece powder room complete the main level. There are 3 bedrooms on the upper level plus a den that could easily become a 4th bedroom. Hardwood floors run through this level too. The primary suite has a large bedroom with Juliet balcony, 2 walk-in closets and a generous 5-piece ensuite bath with 2 vanities, freestanding soaking tub, walk-in shower with bench and separate water closet. Both secondary bedrooms are a good size and the 5-piece house bath has a 2 sinks. Bright laundry room with sink and storage. Additional living space in the lower level with radiant heated slab, a rambling family room, additional bedroom, 3-piece bath, storage room and a huge "hobby space" with separate stairway up to the mudroom and rear door…could be a

studio, fitness or home office etc. Gorgeous and sunny yard with an expansive deck that leads down to the yard. There is a parking stall off the alley that could easily be added to the rear yard space. Fully finished triple garage with storage shelves. 1½ blocks to the community centre, tennis, winter skating and off leash area. A short walk to the Glencoe Club. A great home in the perfect Elbow Park location!