



GRASSROOTS
REALTY GROUP

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1143 Sifton Boulevard SW
Calgary, Alberta

MLS # A2336475



\$2,395,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,127 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Irregular Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)		
Inclusions:	Built-In Coffee Machine		

Gorgeous executive family home in the heart of Elbow Park, set well back from the street behind mature trees that lend the property exceptional privacy and a quiet, tucked-away feel. This 5-bedroom, 3.5-bathroom residence offers generous frontage and a sprawling southwest backyard, delivering a sense of space, privacy and comfort, with high-end design and finishes throughout, in one of Calgary's most sought-after communities. High ceilings, abundant natural light and a warm, contemporary feel run throughout the main level, where a spacious front living room with oversized windows, gas fireplace and custom built-ins leads back to a beautiful kitchen, dining area and family room with electric fireplace, all overlooking the backyard. The kitchen is as functional as it is refined, with extensive cabinetry and pantry storage, a large granite island, and a premium appliance package featuring Sub-Zero, Miele and Thermador. A stylish powder room completes the main floor. Upstairs offers a rare floor plan, with four spacious bedrooms plus a dedicated office all on the same level. The primary bedroom is a true retreat, featuring a two-sided gas fireplace, custom cabinetry, a built-in upholstered king headboard, an expansive walk-in closet, and a beautifully appointed ensuite with dual vanities, soaker tub and walk-in shower. A second full bathroom is also on this level. The basement adds a fifth bedroom, a full bathroom, a spacious recreation room, laundry, excellent storage and access to the heated double attached garage. Outside, the private southwest backyard is a defining feature — exceptionally large for an inner-city property and surrounded by mature landscaping, with an expansive deck accommodating multiple lounge and dining areas with a built-in fireplace. Superbly located within walking distance to Elbow Park School

and close to Marda Loop, the Glencoe Club, river pathways and downtown. A rare opportunity to own a beautiful Elbow Park home with the scale, finishes and privacy to live and entertain.