



GRASSROOTS
REALTY GROUP

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3603 13 Street SW
Calgary, Alberta

MLS # A2343244



\$3,199,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,116 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Low Maintenance Landscap		

Heating: Forced Air, Natural Gas, Radiant

Floors: Carpet, Hardwood, Marble, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete

Foundation: Poured Concrete

Features: Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

This stunning Upper Elbow Park Residence designed by renowned Davignon Martin Architecture & Interior Design is a perfect fusion of outstanding architectural details and solid construction. With over 4500 sq ft features include a jaw dropping foyer with hanging Foscarini chandelier, a sunken living room, 2 dining areas, a kitchen that is perfect for entertaining & a most functional office. The upper floor contains three bedrooms each with their own walk in closets & en-suites. The master bedroom comes with its own private deck and the spa like en-suite is truly an oasis. The open concept flows through to the basement and includes a rec room, bar, exercise room, bedroom, bathroom and storage. Sleek contemporary lines and luxurious finishings of marble, quartz, walnut, and designer lighting throughout. Truly a one of a kind home.