



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1217 38 Avenue SW
Calgary, Alberta

MLS # A2346954



\$4,650,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,464 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	7 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Heated Driveway, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, See Remarks, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Built-In Steam Oven, Second Fridge, Stand up Freezer, Second Dishwasher, Dishwasher Drawers X2, Built-In BBQ, Main Floor TV and Mount, Basement TV and mount, Two Additional Washers and Dryers, Keg Beer Fridge with taps,

Welcome to 1217 38th Ave SW! This stunning home in Elbow Park makes an impression before you even step inside. With 6 bedrooms, 7.5 bathrooms and a huge south-facing backyard, every inch of this house has been thoughtfully designed. Dramatic vaulted ceilings and the quality of the finishings set the tone the moment you walk in. The kitchen is perfect for gathering and lingering over a glass of wine and an incredible meal, with quartz counters, custom cabinetry and a walk-through butler's pantry. Designed for entertaining, it has a 48" induction range and a 36" Fulgor Milano gas range, a built-in Sub-Zero fridge, a second fridge and a Sub-Zero freezer, two Miele dishwashers, and two double-drawer dishwashers dedicated to stemware. For everyday meals, the dining nook's south-facing windows flood the space with light. For long dinners with friends and family, a private dining room with its own wine fridge sits just off the kitchen. A butler's pantry keeps appliances and pantry items out of sight. The great room, framed by a gas fireplace, opens into one of the home's signature spaces: an incredible 3-season room with a wood-burning fireplace and automatic screens. Open it up on summer evenings, and close it in for crisp fall nights by the fire. From the covered patio with its built-in Napoleon BBQ, step out to your own pickleball court in the sunny south yard. There's also a hot tub area off the back (hot tub not included), with a full bathroom close by for a quick shower after your soak. There are two offices on the main floor, including one tucked behind a secret bookcase. A central elevator connects every floor. Upstairs, the landing makes an ideal gathering area. All four upper bedrooms have their own ensuites, and in-floor heating warms every bathroom in the home. The primary retreat has a walk-through closet that leads into a spa-style ensuite with an oversized

steam shower, soaker tub + double vanity. The upper laundry room is fully equipped with two washers, two dryers, drying racks and sink. The lower level is made for hosting. It has in-floor heating throughout, two more bedrooms and a large rec room anchored by a bar with a keg fridge and taps. The incredible wine cellar is roughed in for temperature control. The attached garage fits four cars comfortably, with a flex bay to display a 5th favorite car or set up a home gym, plus hot and cold water hookups. The elevator allows transport of groceries from the garage to the kitchen. A large mudroom adjoins the garage, and the heated driveway and front walk mean no more shoveling. Elbow Park pairs a quiet residential setting with everything inner-city Calgary has to offer: The Glencoe Club, Elbow Park School, the Elbow Park Tennis Courts and the Elbow River pathway system and downtown are all within walking distance. Few homes bring together this much space, craftsmanship and presence in such a coveted Elbow Park setting. 1217 38th offers a rare opportunity to own a home that feels truly exceptional