

210 39 Avenue SW
Calgary, Alberta

MLS # A2173305



\$2,399,900

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,086 sq.ft.	Age:	2018 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Undergrou		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Dining room drapes, main living room blinds, primary bedroom blinds (all automatic & controls), all TV mounts, frame TV in living room, TV's in primary bedroom, upstairs bonus room, kitchen & basement family room.

OPEN HOUSE SATURDAY, OCTOBER 19TH FROM NOON - 3 PM. Located on a quiet tree-lined street in historic East Elbow Park, striking modern home with a rustic vibe offers 3+2 bedrooms & over 4500 sq ft of well-designed living space. The bright, airy main level presents hand scraped wide-plank hardwood floors, lofty ceilings & is illuminated with recessed lights & stylish light fixtures, showcasing the front living room with extraordinary, reclaimed brick feature wall accentuated by timber detail & gas fireplace. Just steps away, is the kitchen that's tastefully finished with quartz & leathered granite counters, oversized island/eating bar, an abundance of storage space (including walk-in pantry), wine/coffee bar with brick accent wall, Kinetico reverse osmosis drinking water system & top end appliances. The dining area with beamed ceiling provides ample space to hold a family gathering or dinner party. Tucked away behind a barn door just off the dining area, is a private den/office, perfect for those work from home days. Completing the main level, is a convenient mudroom & a 2 piece powder room. The second level hosts a loft/bonus room, 3 very spacious bedrooms, a 5 piece Jack & Jill bath & laundry room. The primary retreat with feature wall & elegant chandelier, boasts a walk-in closet & luxurious 6 piece ensuite with heated floor, dual sinks, make-up vanity, relaxing freestanding soaker tub & rejuvenating steam shower. Basement development comprises of polished concrete floors with in-floor radiant heat throughout, a family/media room featuring a floor to ceiling fireplace with handmade metal detail, wet bar & wine room with brick accent wall. The finishing touches to the basement are a glass enclosed exercise room, 2 additional bedrooms & a 3 piece bath. Other notable features include central air conditioning, built-in speakers & Smart home

wiring. Outside, enjoy the beautifully landscaped front yard with Gemstone lights & irrigation system & the beautifully renovated back yard oasis also with Gemstone lighting, deck, 2 tiled patios & stand-alone wood burning fireplace. Parking is a breeze with an oversized double detached garage. This extraordinary home is perfectly located walking distance to Elbow River pathways & close to Stanley Park, Sandy Beach, excellent schools, shopping, public transit & has easy access to Elbow Drive.