



## 2301 Erlton Place Calgary Alberta

\$1,498,000

Hidden oasis in the sought after community of Erlton, this outstanding home has the most amazing location! Backing onto the Elbow River and beside a greenspace you are in the center of it all. With over 2500 sq.ft. of functional living space on 3 levels, 4 bedrooms, and a fantastic 3rd floor loft, this home has everything you could want. The main floor is perfect for entertaining, an open concept living and dining room with a gas fireplace that separates you from the sunny and inviting family room, classic kitchen and cozy breakfast banquette. The back yard is private and offers beautiful perennial beds, a large deck, BBQ area and a pergola to shade you from the afternoon sun while you take in stunning views of the river. The second floor features a huge master bedroom and ensuite as well as two other secondary bedrooms, bathroom and laundry room. The loft space is fantastic! Offering a rec space and double doors leading to a large guest suite or home office with a half bath and storage. Off the loft is a second generous balcony with a pergola and views of the river and downtown to the north. TRIPLE front underdrive garage and massive storage area complete the lower level. A 20-minute walk to downtown, 10 minutes to trendy 4th Street and the Stampede Grounds, you are just where you want to be! Opportunities like this rarely become available, and what's even better is that there are no condo fees. If you are looking for a more lock-and-go lifestyle this could be your new home. Truly a rare opportunity and an excellent long term investment in one of Calgary's fastest growing cities. (id:6769)

4pc Bathroom 6.83 Ft x 8.08 Ft

5pc Bathroom 6.83 Ft x 13.08 Ft

Bedroom 10.58 Ft x 10.75 Ft

Bedroom 12.92 Ft x 11.83 Ft

Laundry room 7.25 Ft x 5.00 Ft

Primary Bedroom 12.92 Ft x 20.08 Ft

2pc Bathroom 4.25 Ft x 5.58 Ft

Bedroom 13.08 Ft x 11.50 Ft

Bonus Room 13.00 Ft x 20.58 Ft

Storage 20.33 Ft x 6.42 Ft

Storage 6.50 Ft x 3.75 Ft

Storage 6.83 Ft x 19.33 Ft

2pc Bathroom 6.75 Ft x 5.33 Ft

Family room 10.08 Ft x 19.08 Ft

Dining room 12.67 Ft x 14.33 Ft

Other 9.83 Ft x 20.08 Ft

Living room 12.67 Ft x 13.75 Ft

Storage 3.33 Ft x 3.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Storage 6.50 Ft x 17.92 Ft