



## 239 37 Avenue Calgary Alberta

\$3,350,000

Nestled in the highly sought-after community of East Elbow Park, this home was fully remodeled/expanded + designed by Marvin DeJong in 2006 + offers a perfect blend of luxury + functionality. Boasting an enviable location facing the river, this residence is an ideal sanctuary for families, offering a serene lifestyle while being within walking distance of some of Calgary's top schools including Elbow Park Elementary, Rideau Park + Western Canada High. The Glencoe Club, parks, tennis + skating rinks are also just a short stroll away. Step inside to discover expansive principal rooms + two fabulous outdoor living spaces—perfect for both entertaining + play. The main floor exudes warmth with relaxed living spaces, including a comfy family room that opens onto a large deck and patio, seamlessly connecting indoor + outdoor living. There is also a main-floor den, ideal for those who work from home. All main floor rooms are flexible for varied layout needs. Upstairs, you'll find three spacious bedrooms, including a large primary suite featuring a luxurious ensuite and two walk-in closets - an abundance of space for clothes lovers. The efficient kitchen is well-appointed with ample cabinetry + counter space + island. Convenient mudroom leading to an oversized double attached garage. The lower level adds versatility with a recreation room, an additional bedroom, and a laundry room, making this home as practical as it is stunning. This property is the perfect blend of elegance, comfort, and family-friendly living with two large outdoor spaces, once with elaborate built in BBQ/outdoor kitchen + dining + the other perfect for playing. (id:6769)

4pc Bathroom 6.58 Ft x 13.08 Ft  
 5pc Bathroom 11.42 Ft x 17.00 Ft  
 Bedroom 17.75 Ft x 14.83 Ft  
 Primary Bedroom 19.00 Ft x 17.00 Ft  
 Other 6.83 Ft x 17.25 Ft  
 4pc Bathroom 5.92 Ft x 10.75 Ft  
 Bedroom 12.67 Ft x 10.75 Ft  
 Laundry room 7.58 Ft x 10.75 Ft

2pc Bathroom 4.58 Ft x 6.00 Ft  
 Den 12.00 Ft x 14.00 Ft  
 Dining room 13.67 Ft x 13.00 Ft  
 Family room 15.42 Ft x 18.00 Ft  
 Kitchen 13.83 Ft x 23.08 Ft  
 Living room 13.50 Ft x 13.92 Ft  
 Other 25.58 Ft x 12.83 Ft  
 Recreational, Games room 17.33 Ft x 17.17 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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Recreational, Games room 28.00 Ft x 22.42 Ft      Bedroom 13.42 Ft x 15.25 Ft  
Furnace 9.42 Ft x 14.00 Ft