



300 37 Avenue Calgary Alberta

\$9,800,000

An exceptionally rare and historic riverfront property and landmark residence located in East Elbow Park - recognized as one of Calgary's most prestigious neighbourhoods. Situated on one of the most coveted and exclusive lots in the entire city (.23 acres on the Elbow River) the property is discreetly positioned in a peaceful cul-de-sac. Taking a leaf from new age minimalism, this home evokes a focus on calm and stillness for a discerning buyer. The architectural inspiration was to create a home that conveyed understated elegance and timeless appeal, and the partnership of Richard Lindseth Architecture and architect Laura Chapman were commissioned - resulting in a true contemporary masterpiece. It was completed in 2020 by award winning Rockwood Custom Homes, a company that was founded on the principles of excellence. This breathtaking and exciting 9500+ sq.ft. home has been meticulously built with scrupulous attention to detail, quiet and luxurious material selection and soaring scale. The flawless pared-back interior palette was a unique collaboration between Rockwood Custom Homes and Cathryn Royer Interior Design. Contributing to the luxury ethos are rough textured boardform concrete interior and exterior walls, neutral cream porcelain oversized heated tile floors, muted light oak millwork throughout, and stunning black aluminum Reynaers energy efficient windows that soar from main floor to the 12' and 23' foot ceilings. The energy efficient triple glazed windows are situated to shower varied angles of natural light to almost every room, and the sliding wall/window system allows for a seamless indoor/ outdoor experience. This home has been thoughtfully designed to connect back to nature while offering everyday family living and large-scale entertaining. Located in one of the most desired older neighbourhoods in Calgary, you are close to schools for all ages, the ...

Bedroom 14.08 Ft x 14.17 Ft

3pc Bathroom 6.00 Ft x 9.17 Ft

Bedroom 21.50 Ft x 19.17 Ft

5pc Bathroom 18.00 Ft x 14.58 Ft

Other 18.00 Ft x 21.17 Ft

Family room 15.58 Ft x 15.67 Ft

Storage 18.75 Ft x 8.92 Ft

4pc Bathroom 7.25 Ft x 7.83 Ft

Other 5.50 Ft x 4.75 Ft

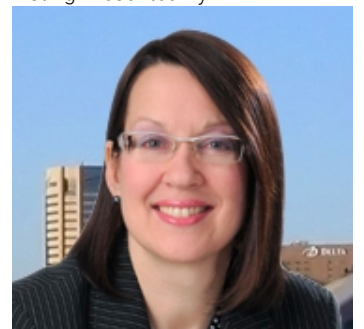
Office 19.33 Ft x 14.42 Ft

Furnace 18.58 Ft x 14.08 Ft

Exercise room 38.92 Ft x 29.67 Ft

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Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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Primary Bedroom 21.92 Ft x 17.50 Ft

Storage 17.92 Ft x 9.17 Ft

Furnace 15.33 Ft x 9.00 Ft

Office 11.25 Ft x 9.17 Ft

Laundry room 9.25 Ft x 21.33 Ft

Storage 10.75 Ft x 5.83 Ft

Other 31.17 Ft x 40.25 Ft