



## 301 Elbow Park Lane Calgary Alberta

\$4,800,000

Welcome to your slice of paradise, nestled in the prestigious Elbow Park community. This stunning riverfront property is located on Elbow Park Lane, one of the area's most sought-after addresses. More than just a home; this property is a piece of Calgary's heritage. The tree-lined lane, established by the Calgary Herald in 1912, holds historical significance, originally serving as the homesteads for the newspaper's employees. In 1990, Fred Valentine, one of Canada's most esteemed architects, urban planners, and designers, crafted this stunning Cape Cod-style residence on the grounds of the Eric Harvie Estate. Owners will relish the unobstructed views across the river, benefiting from the rare privilege of riparian rights and the assurance the lands across the river will remain undeveloped, thanks to Eric Harvie's foresight. Owners will enjoy the tranquility and natural beauty of the surrounding area without interruption. Tiered patios harmonize with the property's natural landscape, surrounded by award-winning, irrigated garden with over 45 perennial varieties. Step inside to discover soaring ceilings in the foyer, a seamless blend of hardwood and slate floors, and abundant windows offering uninterrupted views of this breathtaking property. The main living area boasts a wood-burning fireplace surrounded by Brazilian river rock and a large formal dining room offering exceptional ambiance and charm. The gourmet Denca kitchen is a chef's dream, with luxury appliances including Sub-Zero and a Bertazzoni gas range. The spacious island invites family and guests to gather and share. The upper level of this masterpiece is where you will find the primary retreat, a spacious bedroom complete with dedicated sitting area framed by panoramic windows delivering breathtaking views of the picturesque river valley. The spa-like ensuite boasts a luxurious soaker tub and large glas...

2pc Bathroom 5.75 Ft x 4.92 Ft  
 Breakfast 17.08 Ft x 13.00 Ft  
 Dining room 19.00 Ft x 13.08 Ft  
 Foyer 15.42 Ft x 11.25 Ft  
 Kitchen 16.67 Ft x 12.58 Ft  
 Living room 17.83 Ft x 24.58 Ft

Family room 24.08 Ft x 14.17 Ft  
 Primary Bedroom 23.92 Ft x 14.50 Ft  
 Other 10.58 Ft x 18.00 Ft  
 5pc Bathroom 12.00 Ft x 7.42 Ft  
 Bedroom 15.50 Ft x 15.75 Ft  
 Bedroom 14.50 Ft x 20.33 Ft

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 (CENTRAL)**

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3pc Bathroom 5.75 Ft x 5.92 Ft

4pc Bathroom 11.58 Ft x 10.67 Ft

Bedroom 10.92 Ft x 10.83 Ft

Recreational, Games room 12.50 Ft x 23.17 Ft

Laundry room 13.58 Ft x 12.75 Ft

Other 5.50 Ft x 14.92 Ft