



3811 9 Street Calgary Alberta

\$5,699,000

Incredible family home in Elbow Park. An ultimate location in a cul-del-sac shared by just 6 homes. This home faces parkland, enjoys panoramic valley views and is positioned on a 75' wide lot with a sunny west-exposure rear yard. Custom built by super-builder Rockwood Custom Homes with nearly 7500 square feet of total development. A massive, year-long renovation in 2015 by Mark Burkart created a modern and elevated aesthetic. The results are spectacular, and you could wait years to find another home this special. Fantastic scale with 9' ceilings, huge rooms and large-scale windows. Hardwood floors and exceptional architectural detailing throughout. Centre hall plan. Nearly 50' wide span across the rear of the home. Huge family room with exceptional built-ins. Living room-sun room with access out to a covered terrace with built-in BBQ. Dream Empire kitchen with ~10' x 6' island, endless cabinetry, Calcutta-gold honed-marble counters and top appliances. Adjacent family pantry has a full-height Subzero freezer. Separate butler's pantry with 2 Subzero wine fridges connects to the gorgeous formal dining room with fireplace. Also a main floor office or den. High-style powder room, large laundry room and an even larger mud-room complete the main level. 5 bedrooms plus a 2nd laundry room up. Incredible primary suite with spacious bedroom featuring a trayed ceiling, fireplace and built-ins, stunning new 5-piece ensuite and new walk-in closet with Poliform fittings. The 5th bedroom (shown as an office) has a rough-in for an ensuite. Unbelievably great lower level with high ceilings and huge rooms including: a media room, large wet bar leading into an extensive custom wine room, games room, field room (soccer, hockey etc), gym, 6th bedroom, full bath and storage. Elan home automation system. Hugely convenient front-drive triple attached garage with main floor entry into the...

- Media 26.75 Ft x 16.25 Ft
- Exercise room 21.58 Ft x 15.00 Ft
- Recreational, Games room 16.67 Ft x 10.83 Ft
- Recreational, Games room 25.42 Ft x 20.67 Ft
- Wine Cellar 17.58 Ft x 5.42 Ft
- Other 10.33 Ft x 9.75 Ft
- Bedroom 15.58 Ft x 12.17 Ft
- Dining room 15.67 Ft x 14.17 Ft
- Kitchen 17.00 Ft x 16.83 Ft
- Breakfast 15.00 Ft x 11.75 Ft
- Family room 17.00 Ft x 15.00 Ft
- Office 11.00 Ft x 9.83 Ft
- Other 12.00 Ft x 11.58 Ft
- Laundry room 10.75 Ft x 10.75 Ft

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RE/MAX

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

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

5pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Living room 17.83 Ft x 11.33 Ft

Primary Bedroom 17.00 Ft x 16.83 Ft

Bedroom 19.67 Ft x 14.08 Ft