



4002 Elbow Drive Calgary Alberta

\$1,199,000

Meticulously updated over the past 20+ years this grand home in the heart of Elbow Park exudes character & charm. Situated on a 50 x 128 ft lot, the property has been taken "to the studs" over the past few decades with all new electrical, plumbing, & insulation. Beautiful wood windows & doors (from Loewen) carefully chosen to keep the character intact. The plan is flexible & functional. The large living area enjoys large West facing windows, stunning refinished original bookcases surround a gas fireplace. The dining room will accommodate the largest of gatherings; the original hutch has been painstakingly restored. A spacious office/den space overlooks the backyard. French doors offer the convenience of creating intimate spaces or open them up to entertain in an open concept environment. New addition allows for a spacious mudroom & new 2 pc bath offering convenience & function. The updated kitchen has Sub Zero refrigeration & Thermador electric wall oven & warming drawer. Upper level presents with 3 spacious bedrooms, primary with built-in storage & walk-in closet. New 4 pc main bath is spacious & bright with deep soaker tub & stand up shower. Lower level offers a large rec/games/media area, office space (could also be a 4th bedroom with a window that meets egress), laundry, 3 pc bath & a large utility room with space for work shop & storage. The property is beautifully landscaped: aggregate concrete leads you to a private backyard with rear deck for outdoor entertaining, space for hot tub (wired in), & a stunning triple garage; one single bay measures 21'1" x 10' 4" & one double bay (heated, drywalled and painted with sound & rubber floors it is currently used as a home fitness space) measures 22'4" x 23'3". Elbow Park is one of the cities most desirable communities offering walking distance to some of the province's top rated schools (Elbow Park Elementary School...

Primary Bedroom 17.42 Ft x 13.92 Ft

Bedroom 17.50 Ft x 12.00 Ft

Other 7.25 Ft x 9.92 Ft

Other 19.83 Ft x 4.92 Ft

4pc Bathroom 6.33 Ft x 12.75 Ft

3pc Bathroom 4.92 Ft x 8.92 Ft

Furnace 13.42 Ft x 14.92 Ft

Living room 21.08 Ft x 17.17 Ft

Dining room 14.00 Ft x 15.08 Ft

Den 14.00 Ft x 13.42 Ft

Kitchen 14.00 Ft x 13.50 Ft

Other 10.92 Ft x 9.50 Ft

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

Listing Presented By:



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

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Office 11.67 Ft x 11.00 Ft 2pc Bathroom 2.92 Ft x 6.58 Ft
Recreational, Games room 21.67 Ft x 34.33 Ft Bedroom 13.92 Ft x 10.33 Ft