



4003 Elbow Drive Calgary Alberta

\$1,695,000

Meticulously maintained and updated home in the highly desirable Elbow Park. Located on a massive appealing corner lot sits this grand home exuding character and charm and is steps to some of the province's top rated schools, is just one block to the Elbow River, steps to Stanley Park, and a few blocks to the Glencoe Club. Surrounded by mature shrubs and canopied trees for privacy, the appeal is endless from the moment you walk up the vast lot to the minute you step inside and notice modern upgrades and original vintage finishings. A spacious foyer greets you and will have you falling in love with this incredible centre hall layout, gleaming hardwood floors, and abundance of natural light flowing throughout. The formal living room features overlooks the street and is anchored by a stunning wood burning fireplace that adjoins to a sun room surrounded by windows and showcasing a corner fireplace (just need to connect the gas). Loop around the sunroom to a cozy family room and den that faces towards the back of the property, ideally functioning as a home office for the utmost privacy. Adorned in natural light is the mudroom with glass doors leading out to your tree canopied oasis. A casual dining nook offers vaulted cedar panelled ceilings that lead up to the second level landing, and effortless sprawls into the kitchen. The grand kitchen is truly the heart of the home embodying a classic design, neutral cabinetry, impeccable soapstone counters, large wood centre island with hidden pull-out chopping block, original heritage light fixture, and plenty of pantry and counter space. The adjacent formal dining room is made for entertaining and can accommodate the largest of gatherings. As you venture upstairs the elegance and delight of this home continues and you'll find vaulted ceilings, skylights, and an original custom built-in linen closet. Discover a full bathroom wit...

Den 11.17 Ft x 8.00 Ft

Laundry room 11.17 Ft x 8.00 Ft

Recreational, Games room 19.92 Ft x 12.50 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 15.17 Ft x 11.58 Ft

Dining room 15.17 Ft x 12.17 Ft

Family room 13.67 Ft x 11.92 Ft

Other 10.00 Ft x 7.33 Ft

Office 11.75 Ft x 7.33 Ft

3pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 15.33 Ft x 14.58 Ft

Bedroom 17.67 Ft x 11.67 Ft

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Listing Presented By:



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RE/MAX

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

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Breakfast	11.58 Ft x 9.33 Ft	Bedroom	14.58 Ft x 13.83 Ft
Living room	21.00 Ft x 14.00 Ft	4pc Bathroom	.00 Ft x .00 Ft
Sunroom	13.00 Ft x 11.83 Ft		