



635 Sifton Boulevard Calgary Alberta

\$3,800,000

This is your once-in-a-lifetime opportunity to own an exquisite, character home nestled on a 14,811 sq foot lot in one of the most coveted locations in the inner city, right on the scenic Elbow River!! This luxurious residence spans over 4,600 sq ft of opulent living space, the home exudes grandeur from the moment you step inside the welcoming foyer. The main floor is an entertainer's masterpiece, adorned with gorgeous, refinished hardwood flooring throughout. The formal living room radiates elegance, featuring a coffered ceiling, custom millwork & crown moldings, and a wood burning fireplace within a custom surround. Across the foyer is the formal dining room that dazzles with a magnificent chandelier, setting the stage for unforgettable family gatherings. The newly crafted kitchen is a chef's dream, featuring quartz countertops and a large marble topped island, custom cabinetry, top-tier appliances including a professional-grade fridge/freezer, double wall ovens, a 6-burner gas stove, and a sunny breakfast nook. The cozy family room flows seamlessly to the formal living room and also provides easy access to the sunbathed sunroom, the favorite room in the house. The main level is complete with a beautiful 2-piece powder room. Ascending to the second level, you'll find 5 spacious bedrooms, including a luxurious primary suite with a walk-in closet and a serene 5-piece ensuite retreat boasting heated tile floors. The upper level also boasts a gorgeous 4-piece main bath and a 3-piece bath. Perfect for a growing family. The basement, completed in 2014, features a recreation/media room, another bedroom with a private 3-piece bathroom, den, laundry, and thoughtfully designed storage solutions. Noteworthy upgrades include 2 new furnaces and HWT (2021 & 2024). Outdoors, the enchantment continues with picturesque gardens, majestic trees, a new paver stone walkway, and a...

3pc Bathroom 6.67 Ft x 8.42 Ft

Bedroom 9.42 Ft x 12.83 Ft

Den 15.50 Ft x 12.50 Ft

Kitchen 9.17 Ft x 12.08 Ft

Recreational, Games room 19.42 Ft x 13.50 Ft

Furnace 18.00 Ft x 9.75 Ft

2pc Bathroom 5.92 Ft x 4.25 Ft

Dining room 13.17 Ft x 23.58 Ft

Family room 16.42 Ft x 13.50 Ft

Kitchen 20.58 Ft x 27.67 Ft

Living room 31.00 Ft x 14.33 Ft

Sunroom 12.92 Ft x 15.67 Ft

3pc Bathroom 8.00 Ft x 7.50 Ft

4pc Bathroom 5.25 Ft x 7.67 Ft

5pc Bathroom 11.08 Ft x 20.25 Ft

Bedroom 14.25 Ft x 14.25 Ft

Bedroom 10.75 Ft x 14.33 Ft

Bedroom 9.42 Ft x 13.58 Ft

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