



## 3811 13A Street Calgary Alberta

\$2,350,000

BACK ON MARKET October 10 - now is your chance to purchase this dream home!! Welcome to this stunning Upper Elbow Park residence - built in 2018 with an exceptional floor plan, 5000 SF of living space, rare TRIPLE ATTACHED GARAGE with epoxy flooring, and all on an oversized lot (50 by 155 FEET). Enjoy the front porch which is ACROSS THE STREET FROM A PARK - unbeatable location within a family-oriented community that borders the Elbow Park pathway system and includes amazing schools, ice rink, tennis courts, cafes, and quick access to the Glencoe Club. Incredible chef's kitchen with quartzite island, 48" range, sub-zero fridge, striking hood fan, and large pantry connected to the mud room/garage. Work from home from the private main floor office. Upstairs you'll discover 4 HUGE bedrooms + 3 baths including a luxurious primary retreat with walk-in closet and spa bath with dual vanities, heated floors, freestanding tub, and oversized steam shower. Lower level WALKOUT offers lots of natural light, rec room with fireplace, elegant bar, sizeable glassed in gym, playroom under the stairs, storage, and additional guest bedroom with full bathroom. This home features many upgrades including herringbone engineered hardwood floors, 2 air conditioners, 2 large hot water tanks, sound system, and so much more! WEST FACING backyard with covered patio and composite upper deck overlooking the gorgeously landscaped backyard with irrigation system. This family friendly residence is a must see and completely move in ready! (id:6769)

Bedroom 16.75 Ft x 12.08 Ft

Exercise room 13.58 Ft x 13.17 Ft

Recreational, Games room 35.25 Ft x 17.42 Ft

Storage 19.25 Ft x 13.92 Ft

Furnace 11.58 Ft x 11.33 Ft

2pc Bathroom 5.00 Ft x 6.17 Ft

Dining room 14.50 Ft x 11.50 Ft

Foyer 7.17 Ft x 6.58 Ft

Kitchen 20.25 Ft x 19.67 Ft

Other 7.75 Ft x 14.42 Ft

Office 10.58 Ft x 12.25 Ft

Pantry 19.33 Ft x 10.00 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

5pc Bathroom 7.75 Ft x 8.50 Ft

5pc Bathroom 14.67 Ft x 13.00 Ft

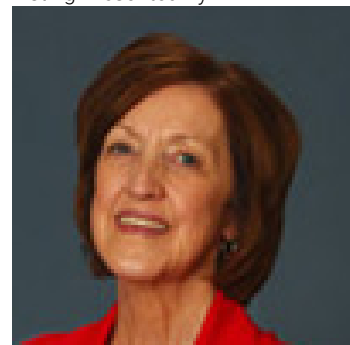
Bedroom 16.67 Ft x 18.17 Ft

Bedroom 16.67 Ft x 14.17 Ft

Bedroom 15.25 Ft x 13.42 Ft

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

Listing Presented By:



Originally Listed by:  
CIR REALTY



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REALTY

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Living room 16.25 Ft x 15.17 Ft