



3811 9 Street Calgary Alberta

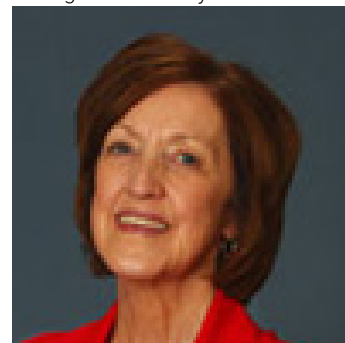
\$5,375,000

Incredible family home in a prime Elbow Park location...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....plenty of room for a large or growing family. A massive, year-long renovation by designer Amanda Hamilton and architect Mark Burkart created an elevated and modern "Hampton's beach house". Fantastic scale with 9' ceilings, huge rooms and large-scale windows. Centre-hall plan with hardwood floors and exceptional architectural detailing throughout. 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 heated terrace with built-in BBQ. Dream kitchen by Empire with endless cabinetry, Calcutta-gold honed-marble counters, ~10'x6' island and top appliances. Adjacent family pantry has a full-height Subzero freezer. Separate butler's pantry with 2 Subzero wine fridges connecting to the gorgeous formal dining room with new fireplace. A main floor office-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. Hardwood floors throughout this level too. Sensational primary suite features a trayed ceiling, fireplace and built-ins in the bedroom, stunning new 5-piece ensuite and new walk-in closet with Poliform fittings. Secondary bedrooms are all large. 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 syst...

- 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

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

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

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REALTY **CIR**

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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