



## 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

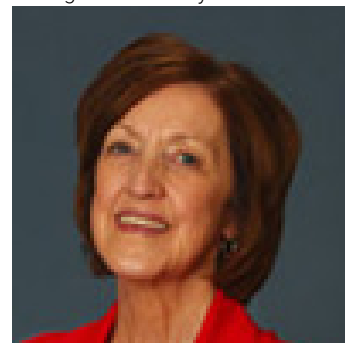
Office 11.00 Ft x 9.83 Ft

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:



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Century 21 Bamber Realty LTD.

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CIR

REALTY

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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