



## 623 38 Avenue Calgary Alberta

\$3,875,000

Welcome to this STUNNING All ENCOMPASSING LUXURY RENOVATION in coveted ELBOW PARK! To-The-Studs Reconstruction in 2022/2023 created an essentially New Home. The consummate result is an exceptional crisp elegant aesthetic with excellent contemporary construction. You will be immediately drawn in by Bright, Open Concept bathed in Natural light and the ease of Flow throughout. Incorporating an impressive 5937 sq.' of living space, this exceptional residence features a rare 4 Bedrooms Above Grade + 2 more in the Lower level. Heart of the Home is the "To-Die-For" Kitchen with Double Waterfall Islands, Quartz Countertops & Professional Grade Appliances. Views to your private Pool & sunny South/West yard are captivating while the adjacent sprawling Great Room invites you to kick back and relax by the gas Fireplace. From the breakfast Nook is a seamless Indoor-Outdoor connection to the Covered Patio. Showcasing a Built-In BBQ, Ceiling Heaters + Retractable Screens this is wonderful for multi-season usage. Connecting the Kitchen area to the Formal Dining Room is a well-appointed Butler's Pantry. The "Every Family's Dream" Mudroom, with 2nd laundry, transitions to the ATTACHED, oversized, heated Garage. Completing the Main Level are the lovely, light-filled Living Room and Office with beautiful Built-In Walnut Desk + Cabinetry. Here you can take a work break on your adjoining Putting Green. Leading to the Upper level is the gorgeous Open Tread Stairway. After a hectic day, the Primary Suite provides an elegant oasis with Fireside ambiance, desirable Dressing Room + luxurious En-Suite. 3 charming secondary Bedrooms are enhanced with En-suite Baths + substantial Closets. Of note are the large Windows as well as the abundance wall area for art. Further fantastic space for Family + Entertainment enjoyment is presented with the In Floor Heated Lower Level featuri...

3pc Bathroom .00 Ft x .00 Ft

Bedroom 16.75 Ft x 12.00 Ft

Bedroom 16.75 Ft x 11.67 Ft

Exercise room 16.92 Ft x 11.92 Ft

Recreational, Games room 25.00 Ft x 20.67 Ft

Wine Cellar 10.00 Ft x 4.00 Ft

Kitchen 22.00 Ft x 18.92 Ft

Breakfast 14.58 Ft x 6.42 Ft

Family room 24.33 Ft x 21.33 Ft

Other 20.17 Ft x 11.83 Ft

Pantry 8.08 Ft x 7.75 Ft

Dining room 15.58 Ft x 12.58 Ft

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

Listing Presented By:



Originally Listed by:  
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REALTY

CIR

149 West Lakeview Point , Calgary, AB,

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2pc Bathroom Measurements not available

2pc Bathroom .00 Ft x .00 Ft

Living room 16.75 Ft x 12.50 Ft

Office 11.25 Ft x 11.17 Ft

3pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft