



3805 7A Street Calgary Alberta

\$2,750,000

Open house Sunday July 6, 230-4pm. Superb layout and location for this elegant two story executive family home, offered at \$715 per square foot. This Air Conditioned home offers a fantastic layout for family life + entertaining with spacious principal rooms, high ceilings, loads of natural light + gorgeous hardwood flooring. Over 3800 square feet on the top two floors plus a totally developed lower level in an amazing location just down the street from the Elbow Park community center + tennis courts + a block from popular Elbow Park school. The main floor spaces include a spacious main floor office, comfortable living room + formal dining room + a fantastic great room set up at the entire back of the house with a huge family room open to the chefs kitchen with with professional-grade appliances all in mint condition, huge island, Shelf Genie organizers, casual dining area + highly functional butler pantry. An efficient mudroom at the rear entrance leads to the backyard + garage. Upstairs are four large bedrooms. Two share a Jack-and-Jill bathroom. The expansive primary bedroom includes a private balcony, sitting area, fireplace, large dressing rooms + a luxurious ensuite with a large dual vanity, whirlpool tub + newer steam shower. The lower level offers a large games room with polished concrete flooring, a self contained media room, an additional bedroom + bathroom + substantial storage room. The exquisitely landscaped lot with west facing backyard includes a large deck + a double detached garage with refinished flooring, security bars, built-in organizers, and a heater. Recent updates include refinished main floor hardwood, a freshly painted exterior, a newer roof, upper-floor air conditioning, a security system, a tankless water heater + a reverse osmosis system. This quality built home is a must see! (id:6769)

3pc Bathroom 12.50 Ft x 4.92 Ft

Other 5.33 Ft x 7.92 Ft

Bedroom 12.67 Ft x 12.67 Ft

Great room 24.83 Ft x 27.00 Ft

Recreational, Games room 17.67 Ft x 18.42 Ft

Storage 12.50 Ft x 20.75 Ft

Kitchen 23.33 Ft x 18.75 Ft

Living room 13.33 Ft x 15.50 Ft

Other 9.00 Ft x 8.17 Ft

Office 12.17 Ft x 13.17 Ft

Other 7.92 Ft x 8.33 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

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Furnace 12.58 Ft x 12.58 Ft
2pc Bathroom .42 Ft x 6.50 Ft
Breakfast 13.67 Ft x 9.08 Ft
Dining room 14.50 Ft x 11.50 Ft

5pc Bathroom 13.25 Ft x 6.00 Ft
5pc Bathroom 16.75 Ft x 13.00 Ft
Bedroom 17.58 Ft x 11.58 Ft