



# 531 47 Avenue Calgary Alberta

\$3,499,000

Rarely do you come across a property that is the perfect blend of size, location, design, quality, views & this exceptional property checks all these boxes. Located on a quiet street in Elboya facing a green space w/ a south backyard, views of downtown & over 7,300 ft<sup>2</sup> total liveable space. Architectural design by Lighthouse Studios, interior design by Paul Lavoie & built by Riverview Custom Homes. As you enter the home you will be blown away by the stunning design. Dedicated dining room w/ beautiful millwork & ceiling detail that seats 14 comfortably. 180 bottle wine display w/ custom cork laid floor & accent lighting next to the kitchen. Spectacular kitchen w/ 14' long centre island, 2 Miele fridge units, 2 Bosch dishwashers, 60" Wolf duel range w/ two full size ovens, 6 burners & 24" griddle, Wolf range hood fan, Wolf 24" convection microwave, Wolf 24" steam oven, Silhouette split beverage fridge, generous walk in pantry & breakfast nook seating 6 comfortably. The great room showcases a concrete wall w/ built in fireplace & bench, dedicated 5.1 surround sound audio zone & connects to the patio w/ dual sliding doors. Den w/ sliding doors to the front patio w/ views of the park. Designer powder room w/ ceiling mount faucet, mudroom w/ custom lockers & adjacent 2nd powder room complete the main level. The second level boasts the primary suite w/ generous hers & his closets, gorgeous wall & ceiling millwork, center lighting fixture & opens to cozy sitting area overlooking Elboya Park. Breathtaking spa inspired ensuite which features podium bathtub, dual sinks, steam shower w/ 3 rain shower heads & 2 wand shower heads, in-floor heating & hot water on demand supplied through a hot water loop system (instant hot water). Three more bedrooms on this level, one w/ its own ensuite & walk-in closet, the Jack & Jill two bedroom setup each having its own walk-in closet & shar...

Laundry room 9.33 Ft x 7.67 Ft

Primary Bedroom 21.50 Ft x 14.17 Ft

Bedroom 12.00 Ft x 11.00 Ft

Bedroom 12.33 Ft x 12.17 Ft

Bedroom 12.00 Ft x 11.50 Ft

4pc Bathroom 8.67 Ft x 5.00 Ft

Family room 21.83 Ft x 19.17 Ft

3pc Bathroom 9.33 Ft x 4.92 Ft

Laundry room 17.00 Ft x 6.67 Ft

Exercise room 22.50 Ft x 13.83 Ft

Furnace 17.67 Ft x 10.00 Ft

Recreational, Games room 25.00 Ft x 18.83 Ft

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

Listing Presented By:



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6pc Bathroom 16.50 Ft x 11.00 Ft  
5pc Bathroom 16.50 Ft x 5.33 Ft  
Den 12.50 Ft x 11.67 Ft  
Other 19.17 Ft x 8.00 Ft

Storage 20.67 Ft x 20.67 Ft  
Bedroom 13.33 Ft x 11.83 Ft  
Bedroom 12.00 Ft x 11.67 Ft