



4012 Elbow Drive Calgary Alberta

\$1,100,000

OPEN HOUSE SUN 12 JAN 1pm to 4pm Exceptional value in the sought after inner-city neighbourhood of Elbow Park. This family-friendly home has over 3500 sq.ft. of finished living space with 5 bedrooms and 3.5 bathrooms, located on a large rectangular lot with a double garage and landscaped backyard. **- An amazing location, just one block to the Elbow River and to Elbow Park School. A few blocks to Stanley Park, and the Glencoe Club. Walking distance to shopping at 4th Street (Mission) and Britannia Plaza. And a quick commute to downtown by car, bike, or transit. **- This original 1914 property has been lovingly renovated keeping the heritage features, with a newer three level rear addition (2013) integrated sympathetically, all with the conveniences for modern living. Plumbing, electrical, heating systems, windows, exterior doors, Hardie Board siding, and flood mitigation measures all upgraded within the last 15 years. Including energy efficient radiant floor heating throughout, with HVAC units for ventilation and secondary heating. **- The interior exudes warmth and charm throughout. With hardwood floors, 9ft ceilings, ornate trim, original double pocket doors, and original push button light switches (with up-to- date wiring).**- On the main floor you will find: a home office located at the front of the property overlooking the front porch; a convenient main floor bathroom with custom vanity; a living room with separate reading nook; a formal dining area with south and east facing windows bringing in lots of natural light; leading to the kitchen with large island and modern two-tone cabinets plus practical under-stairs pantry. The casual dining area features banquette seating and French doors leading out to the deck with gazebo. Also on this floor is a laundry room with sink and an abundance of storage. The spacious back porch/mudroom with fitted closet...

Primary Bedroom 14.08 Ft x 12.83 Ft

4pc Bathroom 10.17 Ft x 8.08 Ft

Bedroom 13.83 Ft x 12.17 Ft

Bedroom 12.17 Ft x 11.17 Ft

Bedroom 10.08 Ft x 7.08 Ft

5pc Bathroom 10.00 Ft x 4.92 Ft

3pc Bathroom 8.08 Ft x 5.00 Ft

Other 10.50 Ft x 9.83 Ft

Other 16.67 Ft x 6.92 Ft

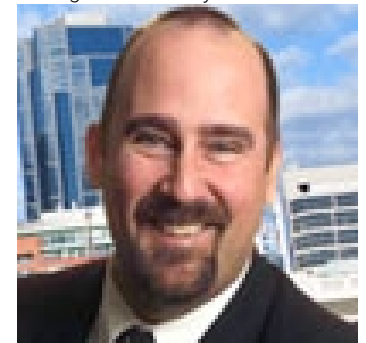
Living room 14.83 Ft x 11.83 Ft

Kitchen 13.25 Ft x 10.25 Ft

Dining room 13.08 Ft x 12.17 Ft

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Bonus Room 14.25 Ft x 12.00 Ft
Family room 14.50 Ft x 14.50 Ft
Other 12.42 Ft x 6.42 Ft
Bedroom 11.33 Ft x 11.25 Ft

Other 10.42 Ft x 7.50 Ft
2pc Bathroom 5.83 Ft x 3.50 Ft
Office 10.58 Ft x 9.92 Ft