



531 47 Avenue Calgary Alberta

\$3,990,000

A rare expression of design, craftsmanship and technology in Elboya, this residence was designed by Lighthouse Studios, with interiors by acclaimed designer Paul Lavoie, and built by Riverview Custom Homes. Set on a quiet street overlooking green space, with a south-facing backyard and downtown views, it offers approximately 7,386 sq. ft. of developed living space across four finished levels, including approximately 4,639 sq. ft. above grade, with six bedrooms and eight bathrooms. The main level blends grand entertaining with comfortable daily living, showcasing exquisite millwork, designer lighting and selected finishes. The formal dining room seats fourteen, while a dramatic 180-bottle wine display with accent lighting leads to the chef's kitchen. Centred around a 14-foot island, it features two Miele refrigerators, Bosch dishwashers, a 60-inch Wolf dual range with two ovens, six burners and a 24-inch griddle, plus Wolf ventilation, convection and steam appliances, a Silhouette beverage refrigerator, walk-in pantry and bright breakfast nook. The great room is anchored by a striking concrete fireplace wall with integrated seating and surround sound. Dual sliding doors open to the patio for seamless indoor-outdoor entertaining. A private den, designer powder room, mudroom with custom lockers and second powder room complete the level. Upstairs, the expansive primary retreat overlooks Elboya Park and offers exceptional millwork, separate dressing areas, a sitting area and a spa-inspired ensuite with heated floors, podium tub, dual vanities and steam shower with multiple rain heads and body wands. Three additional bedrooms include one with a private ensuite and two sharing a Jack-and-Jill bathroom. The oversized laundry room provides two stacking LG washer/dryer sets, cabinetry, counters, sink and pull-out drying racks. The third level features a family room, wet bar,...

Primary Bedroom 21.58 Ft x 14.25 Ft

Other 11.08 Ft x 6.92 Ft

5pc Bathroom 16.50 Ft x 11.25 Ft

Laundry room 9.42 Ft x 7.58 Ft

Bedroom 11.92 Ft x 11.58 Ft

Bedroom 12.25 Ft x 12.42 Ft

Family room 22.00 Ft x 21.58 Ft

Office 12.00 Ft x 12.58 Ft

3pc Bathroom 8.50 Ft x 5.00 Ft

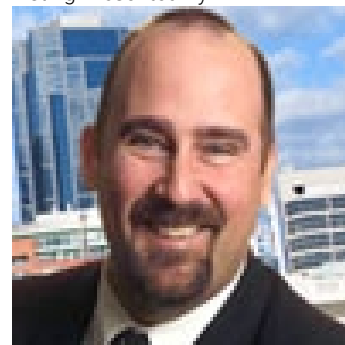
4pc Bathroom 11.92 Ft x 5.42 Ft

Bedroom 12.08 Ft x 12.08 Ft

Bedroom 13.83 Ft x 13.42 Ft

a

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom	12.00 Ft x 11.08 Ft	Laundry room	11.00 Ft x 20.08 Ft
5pc Bathroom	16.50 Ft x 17.25 Ft	Media	18.92 Ft x 25.42 Ft
4pc Bathroom	8.67 Ft x 5.00 Ft	Exercise room	13.67 Ft x 22.58 Ft
3pc Bathroom	4.92 Ft x 9.42 Ft		