



## 626 Riverdale Avenue Calgary Alberta

\$3,495,000

Picture yourself living on this 62'x149' river-backing lot on the prestigious Riverdale Avenue in Elbow Park. This modern-rustic haven is truly made for both entertaining and everyday living with plenty of developed space spanning over 6,900 sq ft. Earthy hues, hand scraped hardwood floors, reclaimed barn wood, and shuttered windows give a harmonious balance of warmth that blends seamlessly with clean contemporary lines. Stepping inside you'll be in awe of the soaring ceilings, functional floor plan, and incredible views. The main floor offers a formal living room, bright family room, both anchored by wood burning fireplaces, formal dining room with wood detailed coffered ceiling, and a kitchen that will inspire your inner chef. The delightful kitchen showcases a grand centre island with granite counters, brick backsplash, pull out pantry, pot filler, prep sink, and high-end (Subzero + Wolf) appliances. An expansive upper deck brings the outdoors inside as you dine surrounded by the sounds of nature. A dramatic curved staircase leads up to the second level where you're presented with four bedrooms (all with walk-in closets and ensuites, and a fun craft/hobby room, complete with laundry. The primary bedroom is a serene retreat with custom shelving, coffee bar, 6pc ensuite, and impeccable dressing room. The lavish ensuite features a glass enclosed steam shower with rainfall shower head and luxurious automatic Grohe faucets. Enjoy your morning coffee on your private balcony as you listen to the birds chirp and the river flow. The walk-out lower level surpasses expectations with cork floors in-floor heat, and includes a rec room with wood fireplace, curved glass walled office, and games room unlike any other. The games rooms boasts another wood burning fireplace, an extensive bar area with Fisher & Paykel dishwasher drawers, and ample shelving. Tucked back is an extrao...

Exercise room 16.00 Ft x 12.50 Ft

Recreational, Games room 31.50 Ft x 19.00 Ft

Recreational, Games room 22.00 Ft x 20.50 Ft

Wine Cellar 21.00 Ft x 10.00 Ft

Office 20.00 Ft x 18.00 Ft

Bedroom 13.50 Ft x 11.00 Ft

Living room 22.50 Ft x 21.00 Ft

Other 12.00 Ft x 9.50 Ft

2pc Bathroom Measurements not available

Laundry room 8.50 Ft x 4.00 Ft

Other 13.00 Ft x 13.00 Ft

Primary Bedroom 20.00 Ft x 15.50 Ft

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

Listing Presented By:



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RE/MAX House of Real Estate

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**3pc Bathroom** Measurements not available

**Eat in kitchen** 18.50 Ft x 13.50 Ft

**Dining room** 18.00 Ft x 13.50 Ft

**Family room** 32.00 Ft x 19.50 Ft

**Bedroom** 19.50 Ft x 13.50 Ft

**Bedroom** 14.00 Ft x 12.50 Ft

**Bedroom** 15.50 Ft x 12.33 Ft