

11835 Elbow Drive SW  
Calgary, Alberta

MLS # A2241160



**\$790,000**

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canyon Meadows                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                    |               |                   |
| <b>Style:</b>    | Bungalow                                                             |               |                   |
| <b>Size:</b>     | 1,265 sq.ft.                                                         | <b>Age:</b>   | 1970 (55 yrs old) |
| <b>Beds:</b>     | 4                                                                    | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, RV Access/Parking, RV Carport |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                                                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Private, Street Lighting           |               |                   |

|                    |                                                                  |
|--------------------|------------------------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                                       |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                              |
| <b>Roof:</b>       | Asphalt Shingle                                                  |
| <b>Basement:</b>   | Finished, Full                                                   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                        |
| <b>Foundation:</b> | Poured Concrete                                                  |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** Hot Tub and components is negotiable.

Open House Saturday July 26th from 11:30-1! Welcome to this beautifully updated and meticulously maintained home offering over 1,200 sq ft of comfortable living space on the main floor alone! Step inside to find modern vinyl flooring, an inviting wood-burning fireplace surrounded by custom built-ins, and a bright, open-concept layout that's perfect for everyday living and entertaining. The heart of the home is the stunning kitchen, complete with a huge eat-up island, tons of crisp white cabinetry, elegant white granite countertops, and newer stainless steel appliances—a true chef's delight! Upstairs, you'll find three generous bedrooms, an updated four piece bathroom, all including a spacious primary suite with its own private 2-piece ensuite and eye-catching barn doors over the closet for a touch of rustic charm. The fully finished lower level offers exceptional versatility with a sprawling rec room, fourth bedroom, an additional 3-piece bath, and tons of storage space—ideal for growing families or guests. Step outside to your sunny west-facing backyard, featuring a massive deck, relaxing hot tub, RV parking, and a heated double garage. Recent upgrades include newer windows and roof, central A/C, and so much more. All of this, set in an unbeatable location close to schools, shopping, and parks—this home truly checks all the boxes!