

411 47 Avenue SW
Calgary, Alberta

MLS # A2300762



\$3,095,000

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|------------------|---------------------------------------------------|---------------|-------------------|
| Division: | Elboya | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,618 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Triple Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Rectangular Lot | | |

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Rubber

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Experience refined contemporary living in this exceptional Elboya residence, offering nearly 5,200 square feet of luxurious space designed for comfort and style. This sophisticated home features 5 bedrooms, 3.5 bathrooms, and a south-facing backyard with a covered deck—all set along a beautiful tree-lined street. The main level impresses with 10-foot ceilings and exotic walnut hardwood floors, complemented by a bright formal dining room, private office, and inviting family room. The chef-inspired kitchen showcases Miele appliances, a large island with quartz countertops, custom cabinetry, a spacious butler's pantry, and premium Riobel and Brizo fixtures. Upstairs, the expansive primary suite is a true retreat, featuring a stunning dressing room and a spa-like ensuite with heated floors, dual sinks, a freestanding tub, and a luxurious walk-in shower. Three additional bedrooms with generous walk-in closets, a laundry room, loft area, and bonus room complete the upper level. The lower level is designed for both relaxation and entertainment, offering in-floor heating, a theatre room, guest quarters, a steam shower, recreation area, and wine room. Outside, enjoy a beautifully landscaped garden, and your own private oasis with a relaxing hot tub and lounge area. A triple detached garage provides ample space for vehicles and storage. Perfectly situated near Elboya Park, top-rated schools, and boutique shopping, this remarkable home blends modern elegance with everyday convenience—a must-see property in one of Calgary's most desirable neighbourhoods. Click on the virtual tour or book your showing today.