

914 36 Avenue SW  
Calgary, Alberta

MLS # A2308613



## \$2,950,000

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,353 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame, Wood Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this exceptional inner-city oasis in the prestigious community of Elbow Park, masterfully built by Inland Homes. This impressive residence showcases a grand foyer with soaring 20-foot ceilings, complemented by upgraded natural travertine tile and rich hardwood flooring that seamlessly lead into an elegant great room anchored by a stunning wood-burning fireplace. Designed for both everyday living and entertaining, the chef-inspired kitchen is a true centrepiece, featuring granite countertops, an oversized custom island, and premium Viking Pro Series appliances. The main floor also includes a formal dining room and a large office with doors leading out to the front sitting area. Upstairs, the serene primary retreat offers a luxurious five-piece, spa-inspired ensuite, a spacious walk-in closet, and access to a bright upper-level sitting area. Two additional well-appointed bedrooms, a full bathroom, and a convenient laundry room complete the upper floor. The fully developed walkout basement extends the living space with in-floor heating, a fourth bedroom, dedicated gym area, and a cozy family room enhanced by custom wood built-ins. A large mudroom and storage area provide practical access to the oversized attached garage. Outdoor living is equally impressive, with three distinct private seating areas, including a private covered walkout patio finished with exposed aggregate and a gorgeous upper level deck with modern glass railings and a striking architectural wood pergola—perfect for relaxing or entertaining. Set on an expansive 7,804 sq. ft. lot, this remarkable home is just steps from the scenic Elbow River pathways, top-rated schools, and premier amenities including the Glencoe Club.