

\$2,350,000 - 3811 13a Street Sw, Calgary

MLS® #A2085004

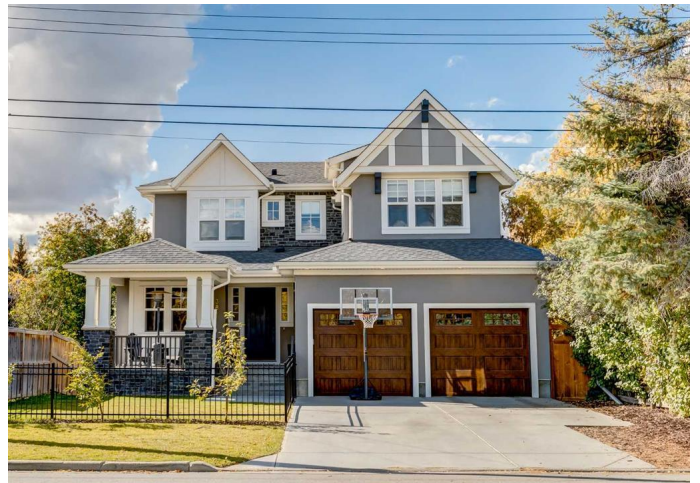
\$2,350,000

5 Bedroom, 5.00 Bathroom, 3,613 sqft

Residential on 0.18 Acres

Elbow Park, Calgary, Alberta

Welcome to this stunning Upper Elbow Park residence - built in 2018 with an exceptional floor plan, 5000 SF of living space, rare **TRIPLE ATTACHED GARAGE** with epoxy flooring, and all on an oversized lot (50 by 155 FEET). Enjoy the front porch which is **ACROSS THE STREET FROM A PARK** - unbeatable location within a family-oriented community that borders the Elbow Park pathway system and includes amazing schools, ice rink, tennis courts, cafes, and quick access to the Glencoe Club. Incredible chef's kitchen with quartzite island, 48" range, sub-zero fridge, striking hood fan, and large pantry connected to the mud room/garage. Work from home from the private main floor office. Upstairs you'll discover 4 HUGE bedrooms + 3 baths including a luxurious primary retreat with walk-in closet and spa bath with dual vanities, heated floors, freestanding tub, and oversized steam shower. Lower level WALKOUT offers lots of natural light, rec room with fireplace, elegant bar, sizeable glassed in gym, playroom under the stairs, storage, and additional guest bedroom with full bathroom. This home features many upgrades including herringbone engineered hardwood floors, 2 air conditioners, 2 large hot water tanks, sound system, and so much more! **WEST FACING** backyard with covered patio and composite upper deck overlooking the gorgeously landscaped backyard with irrigation system. This family friendly residence is a must see



and completely move in ready!

Built in 2018

Essential Information

MLS® #	A2085004
Price	\$2,350,000
Sold Price	\$2,075,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,613
Acres	0.18
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3811 13a Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T5Y2

Amenities

Parking Spaces	3
Parking	Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2023
Date Sold	November 7th, 2023
Days on Market	35
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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