

\$3,250,000 - 1010 39 Avenue Sw, Calgary

MLS® #A2110752

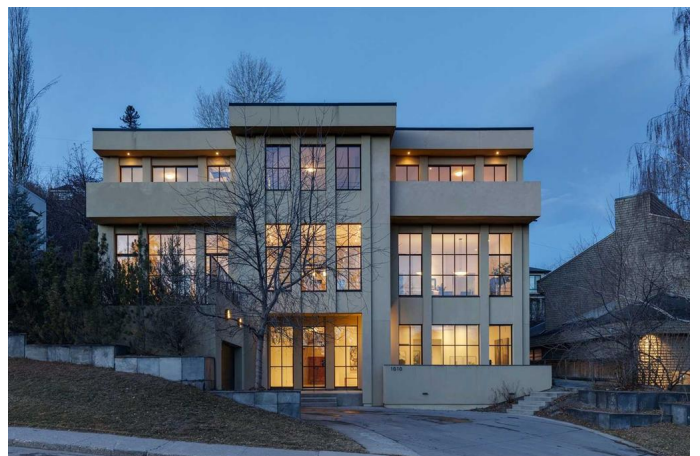
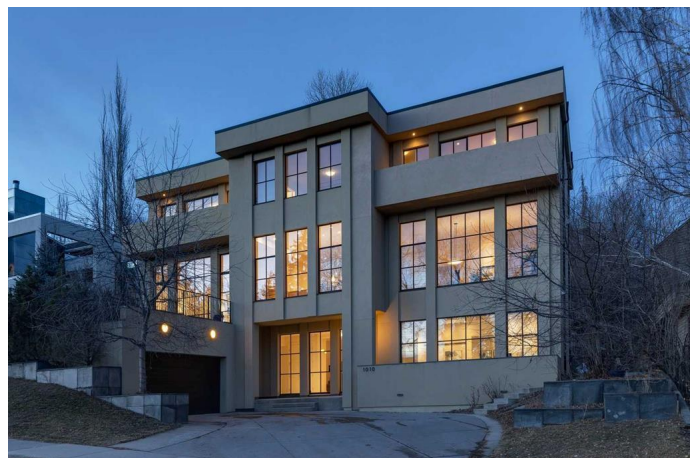
\$3,250,000

5 Bedroom, 6.00 Bathroom, 4,267 sqft

Residential on 0.21 Acres

Elbow Park, Calgary, Alberta

Stunning custom built luxury executive home with over 6,000 square feet of developed living space with quality construction, modern design + in a sought-after private location. Fabulous curb appeal with windows galore. Numerous balconies + indoor /outdoor access from most rooms. Walk into the home on grade + be welcomed by a spacious elegant foyer. On this level there is a games room, lounge/tv room with over 10 foot ceilings, as well as large Nanny quarters with full ensuite, laundry + cold room, ideal for a wine cellar. The level is also configured to accommodate a home office with its own dedicated entrance. Attached garage with room for 3 vehicles. The main floor is expansive + ideal for family life + entertaining large groups. A stunning expansive great room with gas fireplace, 14 foot ceilings, floor to ceiling windows facing both front + back yards with 10 foot glass doors accessing the exterior spaces. Chefs kitchen with gorgeous cabinetry, professional appliances, island + informal eating area. Large fridge, pantry space, loads of drawers, steam oven, gas range + also rough in for an induction range. Grand dining room which faces the front of the house + shares a gas fireplace with main floor library/family room. Upstairs are 4 very large bedrooms. The primary bedroom is a luxury space with stunning windows on 3 sides, a huge sitting area, walk-in dressing room, ensuite bath with steam shower + roomy private balcony with lovely views. Two of the 3 family bedrooms share a Jack + Jill bathroom



+ the other is ensued. Upper laundry is roughed in on this level. Amazing volume throughout this home which is bathed in natural light, built with extensive foam insulation, hardwood flooring, solid core doors, stylish lighting, an all-concrete garage with green roof, and designer staircase spanning all levels. Walk to Elbow Park school, the pathway system, tennis courts, skating, several parks, the Glencoe Club, and Marda Loop. An impressive home!! 75X125 foot lot creates a lovely private large backyard.

Built in 2004

Essential Information

MLS® #	A2110752
Price	\$3,250,000
Sold Price	\$3,050,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,267
Acres	0.21
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1010 39 Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2K5

Amenities

Parking Spaces	3
Parking	Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Double Sided, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Landscaped, Private, Rectangular Lot
Roof	Flat
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	May 24th, 2024
Days on Market	85
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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