

# \$5,375,000 - 3811 9 Street Sw, Calgary

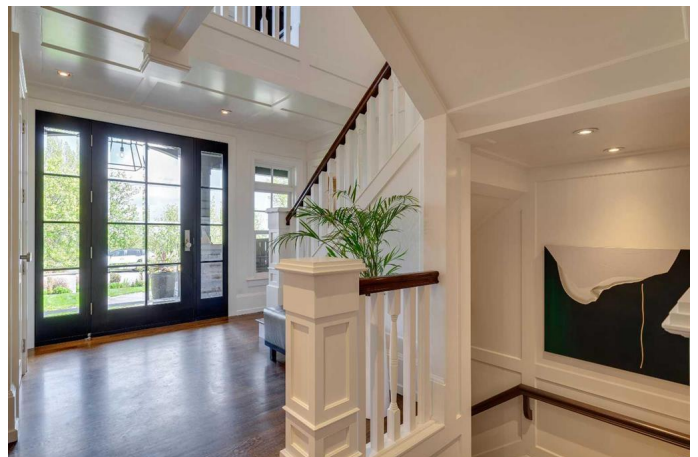
MLS® #A2153832

**\$5,375,000**

6 Bedroom, 4.00 Bathroom, 4,613 sqft  
Residential on 0.22 Acres

Elbow Park, Calgary, Alberta

Conditional sale in place. Incredible family home in a prime Elbow Park locationâ€”a cul-del-sac shared by just 6 homes. This home faces parkland, enjoys panoramic valley views and is positioned on a 75â€™ wide lot with a sunny west-exposure rear yard. Custom built by super-builder Rockwood Custom Homes with nearly 7500 square feet of total developmentâ€”plenty of room for a large or growing family. A massive, year-long renovation by designer Amanda Hamilton and architect Mark Burkart created an elevated and modern "Hamptonâ€™s beach house". Fantastic scale with 9â€™ ceilings, huge rooms and large-scale windows. Centre-hall plan with hardwood floors and exceptional architectural detailing throughout. Nearly 50â€™ wide span across the rear of the home. Huge family room with exceptional built-ins. Living room-sun room with access out to a heated terrace with built-in BBQ. Dream kitchen by Empire with endless cabinetry, Calcutta-gold honed-marble counters, ~10â€™x6â€™ island and top appliances. Adjacent family pantry has a full-height Subzero freezer. Separate butlerâ€™s pantry with 2 Subzero wine fridges connecting to the gorgeous formal dining room with new fireplace. A main floor office-den, high-style powder room, large laundry room and an even larger mud-room complete the main level. 5 bedrooms plus a 2nd laundry room up. Hardwood floors throughout this level too. Sensational primary suite features a



trayed ceiling, fireplace and built-ins in the bedroom, stunning new 5-piece ensuite and new walk-in closet with Poliform fittings. Secondary bedrooms are all large. The 5th bedroom (shown as an office) has a rough-in for an ensuite. Unbelievably great lower level with high ceilings and huge rooms including: a media room, large wet bar leading into an extensive custom wine room, games room, field room (soccer, hockey etc), gym, 6th bedroom, full bath and storage. Elan home automation system. Exceptionally convenient front-drive triple attached garage with main floor entry into the home. Fully finished including vehicle lift, bike lifts, storage systems and coated floor. Outdoor living areas include a wonderful front porch, covered back terrace, and a sprawling 2nd back terrace with covered dining (heater and fireplace) plus an expansive open seating area. This location is right in the heart of the community with easy access to all levels of schools, parks, the Glencoe, shopping and downtown. It's a perfect family home with everything thing the busy family could want. You could wait years to find another house this great.

Built in 2010

Essential Information

MLS® #	A2153832
Price	\$5,375,000
Sold Price	\$5,000,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,613
Acres	0.22
Year Built	2010

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	3811 9 Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3E1

### Amenities

Parking Spaces	6
Parking	Oversized, Triple Garage Attached

### Interior

Interior Features	Bathroom Rough-in, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Shingle Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 6th, 2024
Date Sold	September 30th, 2024
Days on Market	55
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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