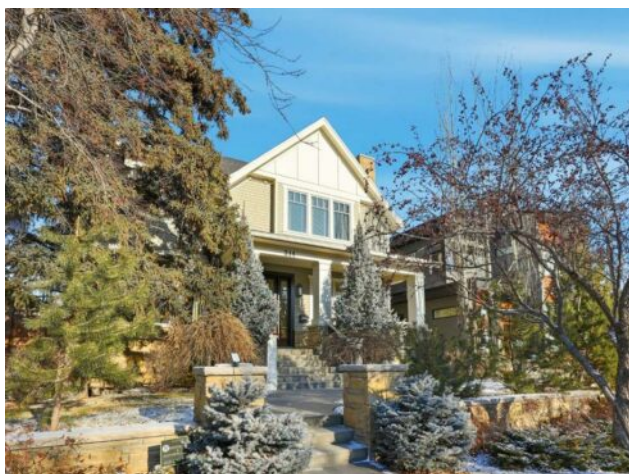


214 39 Avenue SW
 Calgary, Alberta

MLS # A2282018



\$3,195,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,060 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Under		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound		
Inclusions:	Built-in speakers.		

OPEN HOUSE SUNDAY, FEBRUARY 1ST FROM 12:30 - 3:30 PM. Built in 2016 by renowned Stonewater Homes and designed by McDowell & Associates, this gracious residence is situated on a 52.5'x125' lot on one of the most vibrant streets in East Elbow Park, mere steps from the river and surrounding parks. A timeless classic, the home offers 3+2 bedrooms, 3.5 baths, and over 4400 sq ft of beautifully developed living space. The airy main level features wide plank hardwood floors, lofty ceilings, and elegant crown moulding. A formal living room anchored by a wood burning fireplace sets a welcoming tone, while the adjacent dining room provides generous space for hosting family and friends. The thoughtfully designed kitchen is finished with opal quartz countertops, a Subway tile backsplash, a large unencumbered island ideal for entertaining or baking, abundant storage, a water filtration system, vegetable sprayer, under cabinet lighting, premium appliances, and a bright breakfast nook perfect for casual meals. A well appointed butler's pantry with wine fridge and microwave connects seamlessly to the dining room. The spacious family room with custom built ins opens to the kitchen and flows into a cozy office area—ideal for work from home days or homework sessions. A beautifully crafted 2 piece powder room and a side mudroom with bench and storage complete the main level. A traditional wide staircase leads to the second level, where you'll find three large bedrooms, a 5 piece main bath, and a laundry room equipped with a sink, ample storage, and a hanging rack. The south facing primary retreat offers a thoughtfully designed walk in closet and a secluded 5 piece ensuite with dual sinks, a freestanding soaker tub, and an oversized shower. The fully developed basement features heated polished concrete floors, an

expansive recreation/games room, two additional bedrooms, and a 3 piece bath. Additional highlights include a custom wood front door, upgraded lighting throughout, high baseboards, central air conditioning, built in speakers, and a central vacuum system. Outdoors, enjoy a charming south facing front porch with seating area and a private backyard complete with a large deck, patio, and wood burning fireplace. An irrigation system ensures easy maintenance of the beautifully landscaped yard with mature trees and perennials. Parking is effortless with a heated double detached garage. This prime location offers quick access to the scenic Elbow River pathways, Stanley Park, and Sandy Beach, while excellent schools, shopping, and public transit are all close at hand.