

**3805 7A Street SW  
Calgary, Alberta**

**MLS # A2205420**



# \$2,775,000

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,879 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

**Inclusions:** Steam Shower, All TV's, Humidifiers, 2 Bar fridges in the Basement, Dishwasher in Pantry

Open house Saturday May 3rd, 230-4pm. This perfectly located, two-story executive family home is just a few blocks from Elbow Park School, the Community Centre, tennis courts, playground, the Glencoe Club, the pathway system, and downtown. With over 5746.47 sq. ft. of living space and five bedrooms, this meticulously maintained home is ideal for family living. The main floor features a private office off the front entrance + a formal living room with a lovely fireplace. At the back with loads of windows overlooking the back garden, the spacious family room with a fireplace connects to the large kitchen. It is efficiently designed with professional-grade appliances, Shelf Genie organizers, an island, a casual dining area + a butler's pantry. A mudroom at the rear entrance leads to the backyard + garage. Upstairs are four large bedrooms. Two share a Jack-and-Jill bathroom. The expansive primary bedroom includes a private balcony, sitting area, fireplace, large dressing rooms + a luxurious ensuite with a large dual vanity, whirlpool tub + newer steam shower. The lower level offers a large games room with polished concrete flooring, a media room, an additional bedroom + bathroom + substantial storage room. The exquisitely landscaped lot with west facing backyard includes a large deck + a double detached garage with refinished flooring, security bars, built-in organizers, and a heater. Recent updates include refinished main floor hardwood, a freshly painted exterior, a newer roof, upper-floor air conditioning, a security system, a tankless water heater + a reverse osmosis system. This home offers luxury, comfort + convenience—an exceptional opportunity in Elbow Park.