

3607 8A Street SW
Calgary, Alberta

MLS # A2312429



\$2,795,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,118 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Many Trees, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Second Drawer Dishwasher, Second Built-in Oven, Vacuum System (as-is), Hot Tub, TV and Mount in the Master Bedroom, TV and Mount in the Basement (as-is), Second Fridge in the Basement, Alarm System (no contract to assume), Mirror on wall in formal living room

Set in the heart of highly coveted Elbow Park, this beautifully renovated family home offers the lifestyle so many families dream about, where kids walk to school, weekends are spent at the Glencoe Club, and evenings revolve around effortless entertaining and family connection. From the charming front porch and welcoming foyer, the home immediately feels warm, refined, and designed for real life. The front living room is a true showpiece, wrapped in designer wallpaper and styled with the ambiance of a chic speakeasy that makes cocktails with friends feel elevated and unforgettable. An adjoining dining room easily hosts large family dinners with space for an oversized table and a wine rack to showcase your collection. At the heart of the home is the stunning renovated kitchen and family room, a magazine-worthy space where everyone naturally gathers. The sunny bay window breakfast nook overlooks the backyard, while the family room fireplace and custom built-ins create the perfect backdrop for cozy nights at home. Gorgeous white and wood kitchen cabinetry, Taj Mahal granite, a striking reeded wood island, and top-tier appliances including an integrated fridge, induction cooktop, double wall ovens, and a bar fridge create both beauty and function. A walk-through pantry and mudroom connect seamlessly to the attached double garage. Upstairs, two children's bedrooms each feature walk-in closets and share a Jack & Jill bathroom, while the spacious primary suite offers a peaceful sitting area overlooking the backyard, a large walk-in closet, and a well laid out ensuite with dual sinks, soaker tub, and private water closet. The bright walkout lower level, with 9-foot ceilings and in-floor heat, feels nothing like a basement. It offers a large recreation room, a gym/office, fourth bedroom, full bath, and direct access to the west-facing backyard through

a covered patio. Outside, the tiered deck was designed for entertaining and relaxing, with multiple seating areas, outdoor dining, and a hot tub. Mature trees screen for privacy and there is plenty of lawn for kids to play. Just steps from parks, playgrounds and Elbow Park School, this location couldn't be better. This exceptional home captures everything families love about life in Elbow Park.