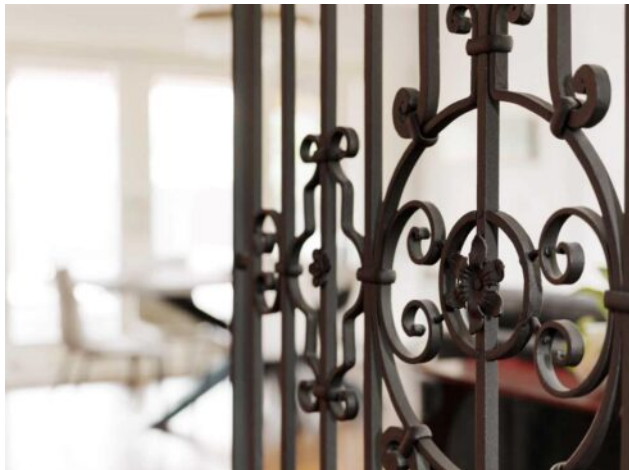


**1109 Council Way SW**  
**Calgary, Alberta**

**MLS # A2313354**



**\$1,999,999**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Lawn, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Washer and Dryer (main floor), Refrigerator x2, Beverage Fridge, Dishwasher, Stovetop 4-Burner Gas with Draw-down Fan, Portable Microwave x2, Garburator, Plug-in Combo Washer and Dryer Unit (lower level), Upright Freezer (lower level storage room), Window Coverings and Hardware all, Water Softener, Central Vacuum and Attachments all, T.V. Wall Mounts x3 (primary bedroom, T.V. area, gym), Floating Shelves x5 (2x white and 3x black in lower level bedrooms), Garage, Door Opener x2, Garage Remote, Garage Keypad, Garage - attached shelving, racks (including tire, bike and baskets) and workbench, cabinet unit, upper cabinet and tall vertical cabinet, Telus Security System (deactivated and "as is"), Basketball Hoop, Shed, Keys all, Negotiable Goods: T.V.s x3 (primary bedroom, main floor T.V. family room, gym), Dresser (walk-in closet), 9,924 SF for this executive residence offers over 3,920 SF of distinctive living space. Old-world charm & modern style blend seamlessly creating an understated elegance & quiet refinement that carry throughout the home. Brazilian cherry hardwood flows across the living & family rooms where skylights & large windows flood the home with natural light. A refinished floor-to-ceiling 2-sided gas fireplace creates a dramatic focal point while bringing warmth & ambiance to each space. Rich wood & iron details further curate the home's distinguished character. Overlooking the peaceful backyard, the well-appointed kitchen offers enduring appeal with extended cabinetry, granite countertops, stainless steel appliances, bay window & expansive island with seating for 5. The spacious dining area easily accommodates large gatherings beneath a striking crystal chandelier while providing access to the upgraded covered deck. The elevated main floor owner's retreat features a generous primary bedroom with sitting area, dual closets & an additional walk-in closet & a spa-inspired ensuite showcasing double vanities, heated floor, soaker tub & separate shower. Thoughtfully positioned on the opposite side of this sprawling bungalow are 2 wonderful secondary bedrooms with landscaped views, good-size closets & a shared full bathroom. Completing the main level is a laundry room conveniently located next to the primary bedroom. The lower level continues to offer excellent functionality with a large 4th & 5th bedroom, a 3rd full bathroom, 2nd family room, gym, small kitchen & 2nd laundry, ideally suited for guests, teens, or multi-generational living. An abundance of cold & standard storage completes this outstanding lower level. The

inspired exterior delivers an impressive curb presence with classic brick cladding, meticulous landscaping & a winding front walkway while the backyard oasis provides a serene haven featuring a covered deck, elegant stone terrace & stunning rock retaining wall. Thoughtful enhancements continue both inside & out further elevating the home's comfort, function, & long-term appeal. Interior highlights & upgrades include: 1) an oversized attached double garage, 2) newer appliances (oven, fridge, washer/dryer &ndash; 4 yrs & beverage fridge &ndash; 3 yrs), 3) refinished backsplash, two-sided fireplace & front & back entry tile, 4) water softener & central vac. Exterior improvements include: 1) dimmable programmable eave LED pot lights on 3 sides, 2) new front window wells & stair rail, 3) rear deck glass railing & wood steps, 4) side gate, 5) landscape beautification with the addition of 6 new trees, 5 more shrubs & metal garden edging. Ideally located minutes to downtown, parks, shopping, restaurants & numerous amenities this timeless bungalow offers it all - a stunning lot, premier location & a truly extraordinary inner-city lifestyle. Welcome home.