

**3814 Elbow Drive SW
Calgary, Alberta****MLS # A2235897****\$859,900**

Division:	Elbow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	938 sq.ft.	Age:	1946 (79 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees		

Heating: Forced Air, Natural Gas**Floors:** Hardwood, Vinyl**Roof:** Asphalt**Basement:** Finished, Full**Exterior:** Wood Frame**Foundation:** Poured Concrete**Features:** No Smoking Home**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** Custom drapes can be included for the buyers.

Welcome home to this elegantly updated bungalow, nestled in the heart of one of Calgary's most prestigious communities, Elbow Park. Situated on a MASSIVE LOT, this home offers the perfect blend of character, functionality, and modern upgrades. Sunlight flows seamlessly through the home, creating a bright, cheerful atmosphere throughout the day. Wake up to the sound of birdsong in one of the two serene upstairs bedrooms, and start your morning in the updated and modern, designer kitchen, crafted with both style and efficiency in mind. The adjacent dining area opens to a spacious living room with rich hardwood flooring, offering the ideal space to relax or entertain. You'll absolutely fall in love with your private backyard oasis! Step outside to your backyard retreat, professionally landscaped recently to create a tranquil escape just steps from your door. The main level is completed by a two large bedrooms and full bathroom that have been tastefully renovated with designer details. The master bedroom features upgraded Sonopan soundproofing, providing peace and quiet, and emit traffic noise. The fully developed basement, reimagined with polished concrete floors, is both modern and versatile. It includes two additional bedrooms or flex rooms, ideal for home offices, guests, or family. The luxurious lower bathroom features an oversized shower and a newly added steam room for spa-like relaxation. A large laundry area and abundant storage space complete this lower level. This home is move-in ready and thoughtfully upgraded throughout, including a newer roof, driveway, HVAC, electrical, plumbing, upgraded gas line, on-demand hot water system, washer/dryer, and extensive kitchen renovation, all completed within the last 10 years. The majority of the windows were replaced in 2018 for added comfort and energy efficiency. Located just steps

from the river and surrounded by the charm of one of Calgary’s most sought-after communities, this is a rare opportunity to enjoy modern living in a timeless setting. Schedule your private showing today and envision your dream lifestyle in highly coveted Elbow Park!