

528 49 Avenue SW
Calgary, Alberta

MLS # A2161636



\$1,970,000

Division:	Elboya		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,367 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Private, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Alarm equipment, TV's & brackets on main floor and master bedroom.		

Presenting the ultimate family home, nestled in the heart of Elboya, one of Calgary's most sought-after neighborhoods. Boasting over 4,900 square feet of developed living space, this executive residence offers a highly functional floor plan throughout including 4 upstairs bedrooms, each with an adjoining ensuite, plus a 5th bedroom and full bath in the fully finished basement. The home greets you with charming curb appeal, featuring a front covered seating area perfect for relaxing on warm summer nights. Inside, the main floor includes a spacious foyer, an elegant formal dining room, an office with stylish barn doors, and a recently renovated 2-piece powder room. The rear of the home showcases a stunning great room filled with natural light from floor-to-ceiling windows. The gourmet kitchen includes a center island, double ovens, a wine fridge, gas cooktop, and walk-in pantry. A custom-built breakfast nook adds character, and the adjoining family room, complete with a gas fireplace and extensive built-ins, opens onto a large rear deck and beautifully landscaped private yard with a heated double detached garage. The expansive mudroom, featuring lockers and storage, keeps everything organized for both family and pets. The upper level offers 4 spacious bedrooms, each with its own ensuite and ample closet space with built-in shelving. The luxurious master suite includes a 5-piece ensuite and a generous walk-in closet, along with a convenient laundry room featuring a double sink. The professionally finished lower level provides a 5th bedroom, 4-piece bath, storage, and a large recreation room with endless possibilities. Recent updates include two new furnaces, epoxy garage floors, added storage and roof cage, landscaping upgrades, deck reconstruction, new kitchen backsplash, powder room renovation, and more. Additional perks include central

air conditioning. Located in a prime spot, this home is within walking distance to Elboya School, Stanley Park, Lina’s, Browns Social House, and the shops at Britannia Mall. Plus, it's just minutes from Chinook Mall, Calgary Golf & Country Club, the Elbow River, and offers an easy commute to downtown.