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REALTOR®
GRASSROOTS REALTY GROUP LTD.

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4708 Elbow Drive SW
Calgary, Alberta

MLS # A2153995



\$3,590,000

Division:	Elboya		
Type:	Residential/House		
Style:	4 Level Split		
Size:	3,942 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 3 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane, Metal	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Cedar, Metal Frame, Stucco	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Smart Home, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: fully furnished

Furnished with over 200K, City views, Rooftop bar, Private Studio, Spice kitchen ,Chefs Kitchen , Covered Backyard, heated towel drawer, bar lounge , Completion date is scheduled early fall!!!! A truly modern masterpiece designed and built by New West Luxury Homes. This modern home has breathtaking views of Calgary's downtown skyline showcasing striking architecture with clean lines and geometric shapes. This expansive home sits perched on a hill so you feel as if you are in the trees encased in full height walls of glass that shower the space with light. Enjoy 3840 square feet of living space perfect for hosting lavish gatherings or for spending quality time with family. A combination of inviting open concept living with thoughtfully curated private spaces provide maximum flexibility and enjoyment. A true chef's kitchen with oversize island, butler's pantry and top of the line Wolf and Sub Zero fully integrated appliances that look beautiful while being fully functional. Bespoke custom cabinetry in a modern slab profile with sleek black hardware. The interior color scheme blends natural materials with a neutral color palette and a calming aesthetic. Move through the space via the centre floating staircase with steel monorail or alternately ride the elevator which conveniently services all floors. Be sure to hit the top floor loft space and outdoor balcony to enjoy evening cocktails with the cities downtown skyline in full view. Your ultimate Master Retreat showcases all the must haves, a large bedroom, a safe room, oversize Ensuite and expansive custom closet. Create an at home spa experience in the immaculate Ensuite featuring oversize porcelain slab tiles and newly released Brizo Allaria brilliance black onyx and matte black plumbing fixtures, chromatherapy tub and heated towel drawer. Enjoy family time on one of the home's many outdoor

spaces. The east/west exposure and a private backyard are sure to impress. As part of New West Luxury Homes healthy home initiative you can have amazing design while creating a functional and safe space for your family. Enjoy custom white washed maple hardwood floors by Lauzon with Pure Genius technology that actually cleans impurities from your home's air. The lower level of the home showcases the ultimate retreat with entertaining space and custom bar with unobstructed views to the expansive garage, perfect for displaying your collection of automobiles. A completely separate structure can be used as a home office, yoga space, home gym or anything you desire. State of the art smart home technology runs the home for you or enjoy easy access of your home's technology through your smart devices. This home is luxury living at its finest.