

# \$3,299,000 - 4216 5a Street Sw, Calgary

MLS® #A2194950

**\$3,299,000**

4 Bedroom, 5.00 Bathroom, 3,502 sqft

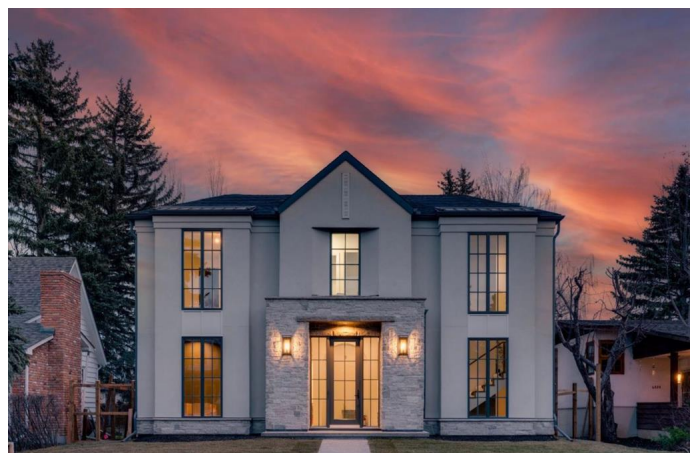
Residential on 0.14 Acres

Elboya, Calgary, Alberta

**CONSTRUCTION NOW COMPLETE!**

**LOCATION, LOCATION, LOCATION!**

Experience timeless elegance and modern comfort in this new custom built home in Elboya , situated on a quiet street just steps away from Riverdale Avenue, the river pathway system and Stanley park. One of only a few streets in lower Elboya with ELBOW PARK SCHOOL & RIDEAU PARK SCHOOL DESIGNATION! This grand home boasts classic architecture with a modern twist and is finished with acrylic stucco, natural limestone and aluminum clad windows. Inside this charming home you will find a chef's dream kitchen complete with rift cut white oak cabinetry, quartzite island and a Wolf / Sub Zero appliance package. The plaster fireplace, complete with concrete surround, provides a natural organic ambiance to your great room. The cozy 4 seasons room is the perfect place to catch a football game with friends, enjoy a glass of wine or curl up with a good book. The TAG custom arched aluminum doors let in an abundance of natural light and coupled with the heated floors and limestone clad fireplace create a relaxing oasis. No need to pay for a gym membership when you have your own oversized 25' x 16' home gym giving you ample space for any fitness endeavour or use it as a large playroom for the kids. The lower level of this home is designed to impress with: radiant floor heating, a family room, large games area, wet bar, guest bedroom and bathroom complete with steam



shower. Parking won't be an issue with a triple detached garage, with paved alley, and the quiet location allows for ample street parking as well. This lovely home includes a color washed den, 4 large bedrooms, 4.5 baths and much more!

Built in 2024

### Essential Information

MLS® #	A2194950
Price	\$3,299,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,502
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4216 5a Street Sw
Subdivision	Elboya
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2G7

### Amenities

Parking Spaces	5
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High
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Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Steam Room, Wired for Data

Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 15th, 2025
Days on Market	49
Zoning	R-CG

### **Listing Details**

Listing Office	Charles
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