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3631 12 Street SW
Calgary, Alberta

MLS # A2316350

$2,500,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,813 sq.ft.	**Age:**	1952 (74 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Many Trees, Private		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Central Vacuum, Double Vanity, No Smoking Home, Open Floorplan		

Inclusions: NONE

Believe in unicorns? One was just listed in Elbow Park! A stunning, rare, raised bungalow in upper Elbow Park with over 1800 sq on the main level and a fully finished basement with theatre room and gym. Three bedrooms upstairs, five in total, this bungalow is perfect for a family seeking to enjoy exclusive inner city living. Unique in bungalows, enter the spacious front entry before being drawn into the elegant, living area that features an entire front wall of windows and a custom designed fireplace wall. In this gorgeous, open concept home, the dining area is connected to the chef’s grade kitchen with built in wall oven and integrated refrigerator. There is storage galore in this thoughtfully designed home including hidden floor to ceiling closets in the hallway. Featuring three bedrooms on the main level, there are also two full baths, the master ensuite boasting a steam shower, body sprays and a heated ensuite floor. The lower- level features high ceilings, large, bright windows, two more bedrooms, a third full bathroom, a theatre room and full home gym. The gorgeous walnut entertainment unit spans one wall, boasting more storage and a built-in 100” movie theatre projector and screen. The integrated workout area features a custom gym designed by Golden Larches and ample natural lighting. In the beautifully landscaped , west facing back yard, with underground irrigation, enjoy the expansive deck for al fresco dining or elegant entertaining and a second, lower tier for a private seating area or a further outdoor dining. The kids have their own space to roam with ample grass and a deluxe play structure. Completing the property is an oversized 24’ x 24’ double detached garage with paved rear alley. Walk to numerous coffee shops, top rated restaurants, boutiques and amenities in Mardaloop, 17 th Ave and 4 th St. Blocks away from River Park, walk, run or hop

on your bike and explore the Elbow River trail system. Steps away from the much sought after French Immersion elementary school William Reid as well as before/after school care. Start your family’s legacy in this immaculate home located in the prestigious community of Elbow Park!

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