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531 47 Avenue SW
Calgary, Alberta

MLS # A2345467



$3,990,000

Division:	Elboya		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	4,639 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	6	**Baths:**	6 full / 2 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Flat Torch Membrane	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Sump Pump(s), Suspended Ceiling, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: 2 Miele fridge units, 3 Bosch dishwashers, Wolf dual range & stoves, microwave, steam oven, 3 bar fridges, 2 LG washers & dryers, stacking washer/dryer, TVs & Brackets, built in speakers, patio speakers, Elan G'Control System, CentraLite lighting system, CIS Mesh WI-FI System.

A rare expression of design, craftsmanship and technology in Elboya, this residence was designed by Lighthouse Studios, with interiors by acclaimed designer Paul Lavoie, and built by Riverview Custom Homes. Set on a quiet street overlooking green space, with a south-facing backyard and downtown views, it offers approximately 7,386 sq. ft. of developed living space across four finished levels, including approximately 4,639 sq. ft. above grade, with six bedrooms and eight bathrooms. The main level blends grand entertaining with comfortable daily living, showcasing exquisite millwork, designer lighting and selected finishes. The formal dining room seats fourteen, while a dramatic 180-bottle wine display with accent lighting leads to the chef's kitchen. Centred around a 14-foot island, it features two Miele refrigerators, Bosch dishwashers, a 60-inch Wolf dual range with two ovens, six burners and a 24-inch griddle, plus Wolf ventilation, convection and steam appliances, a Silhouette beverage refrigerator, walk-in pantry and bright breakfast nook. The great room is anchored by a striking concrete fireplace wall with integrated seating and surround sound. Dual sliding doors open to the patio for seamless indoor-outdoor entertaining. A private den, designer powder room, mudroom with custom lockers and second powder room complete the level. Upstairs, the expansive primary retreat overlooks Elboya Park and offers exceptional millwork, separate dressing areas, a sitting area and a spa-inspired ensuite with heated floors, podium tub, dual vanities and steam shower with multiple rain heads and body wands. Three additional bedrooms include one with a private ensuite and two sharing a Jack-and-Jill bathroom. The oversized laundry room provides two stacking LG washer/dryer sets, cabinetry, counters, sink and pull-out drying racks. The third level features a

family room, wet bar, private office/den, three-piece bathroom and rooftop terrace with downtown views, exterior audio, lighting and natural gas connection. The fully developed lower level adds a large recreation room and wet bar, 5.2 surround sound, professionally appointed gym with its own audio zone and television, two ensuite bedrooms and separate guest laundry. The upgraded Elan G! smart-home system controls 16 audio zones, security, cameras, CentraLite lighting, automated window coverings and irrigation, supported by a dedicated server. Central vacuum with retractable hoses is integrated throughout. A distinctive interior tunnel connects the lower level to a flex room beneath the garage and the oversized 25' x 21' heated double garage with 12-foot ceilings, designed for a vehicle lift. Outside, the gardens and grounds have been renewed, landscaped and replanted. With its architectural pedigree, Paul Lavoie interiors, exceptional entertaining spaces and advanced infrastructure, 531 47 Avenue SW is a one-of-a-kind inner-city estate that would be difficult to replicate today.

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