THE ART OF *Modern Living* IN ELBOW PARK

COLDWELL BANKER
COMPLETE REAL ESTATE
THE STARNES GROUP

Proudly Presenting

3633 13TH STREET SW

CALGARY, ALBERTA, CANADA

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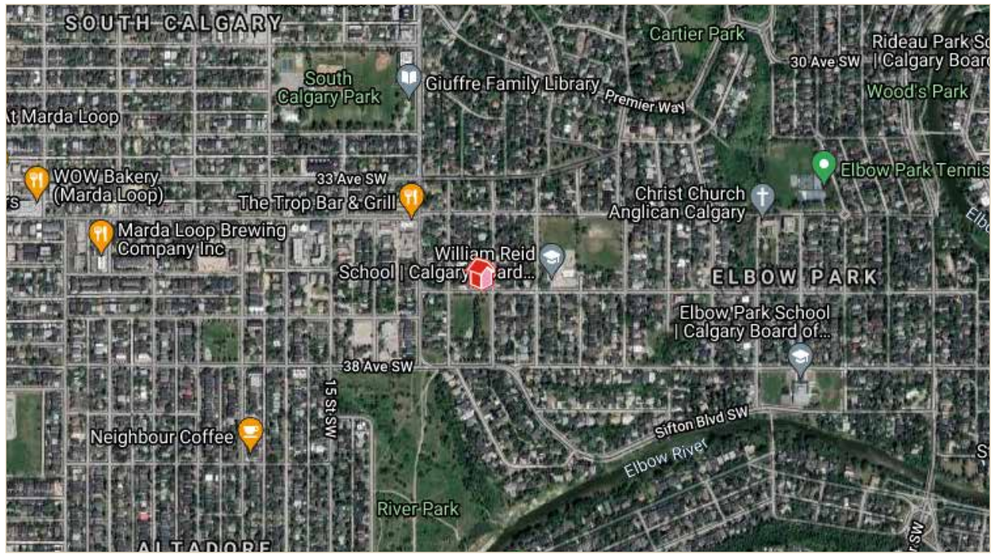
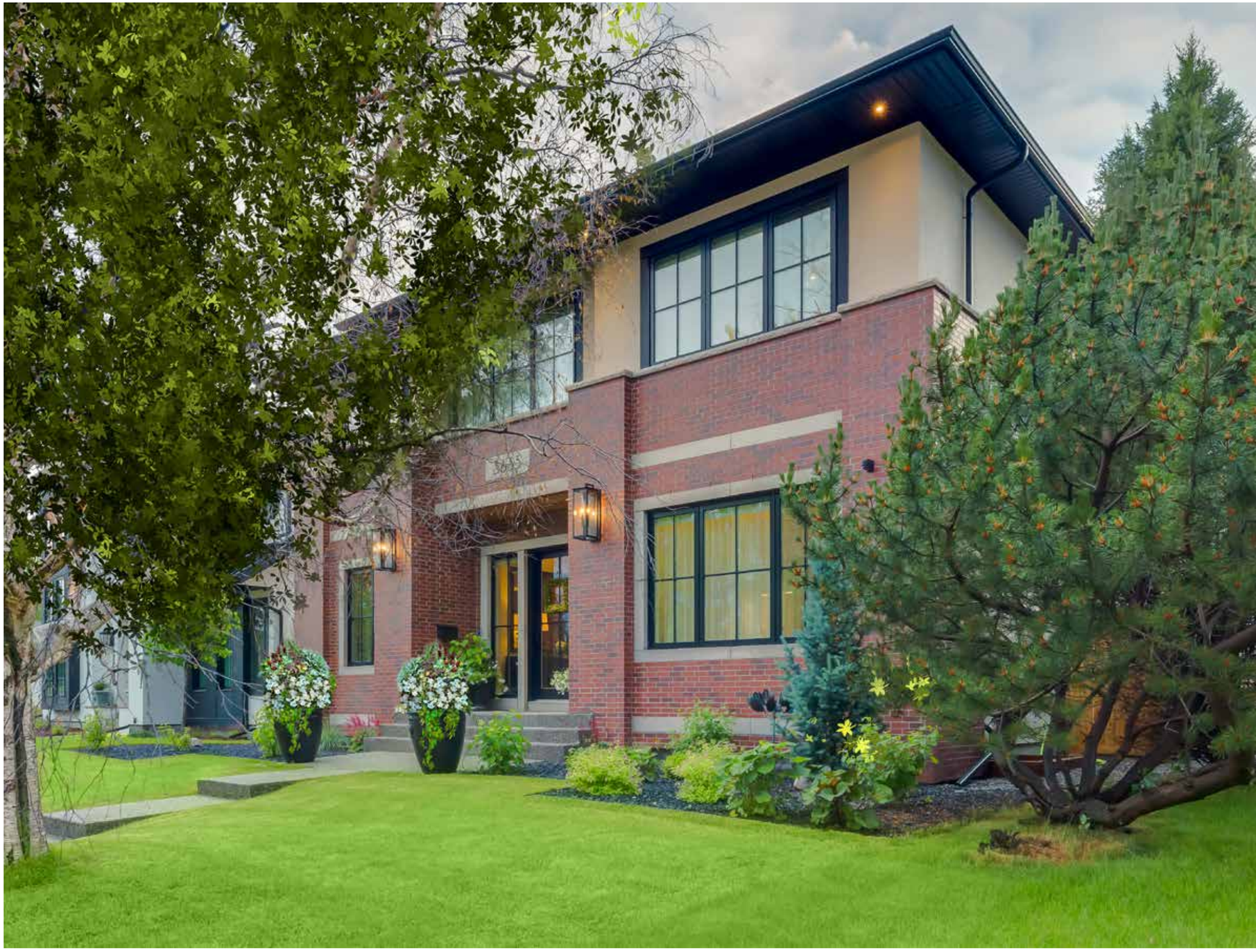
Community of Elbow Park



Main Floor Space:	*1,800.68 square feet*
Upper Floor Space:	*1,802.97 square feet*
Total Above Grade Floor Space:	*3,603.65 square feet*
Lower Floor Space:	*1,534.30 square feet*
Total Developed Floor Space:	*5,137.95 square feet*
Garage Area:	*986.78 square feet*

CLASSIC ARCHITECTURAL DESIGN

This “Federal-Styled” family home with a contemporary classic design, exudes timeless luxury with flawless craftsmanship. *Maillot Homes* masterfully completed the exceptional build, and the interior design was beautifully executed by *James McIntyre*. The Napa Valley brick flows from the exterior to the interior detailing creating a flawless symmetry as you move through the spaces. The exterior architecture integrates a brick column design framing each lower window, along with stone linear accents and stone window frames. Black metal clad windows coordinate beautifully with the large roof overhang. The covered front entry has a grandness about it with the etched address stone, classic lanterns and fabulous glass front door with matching side windows. The soffit lighting adds to the outstanding street appeal during the evening hours.



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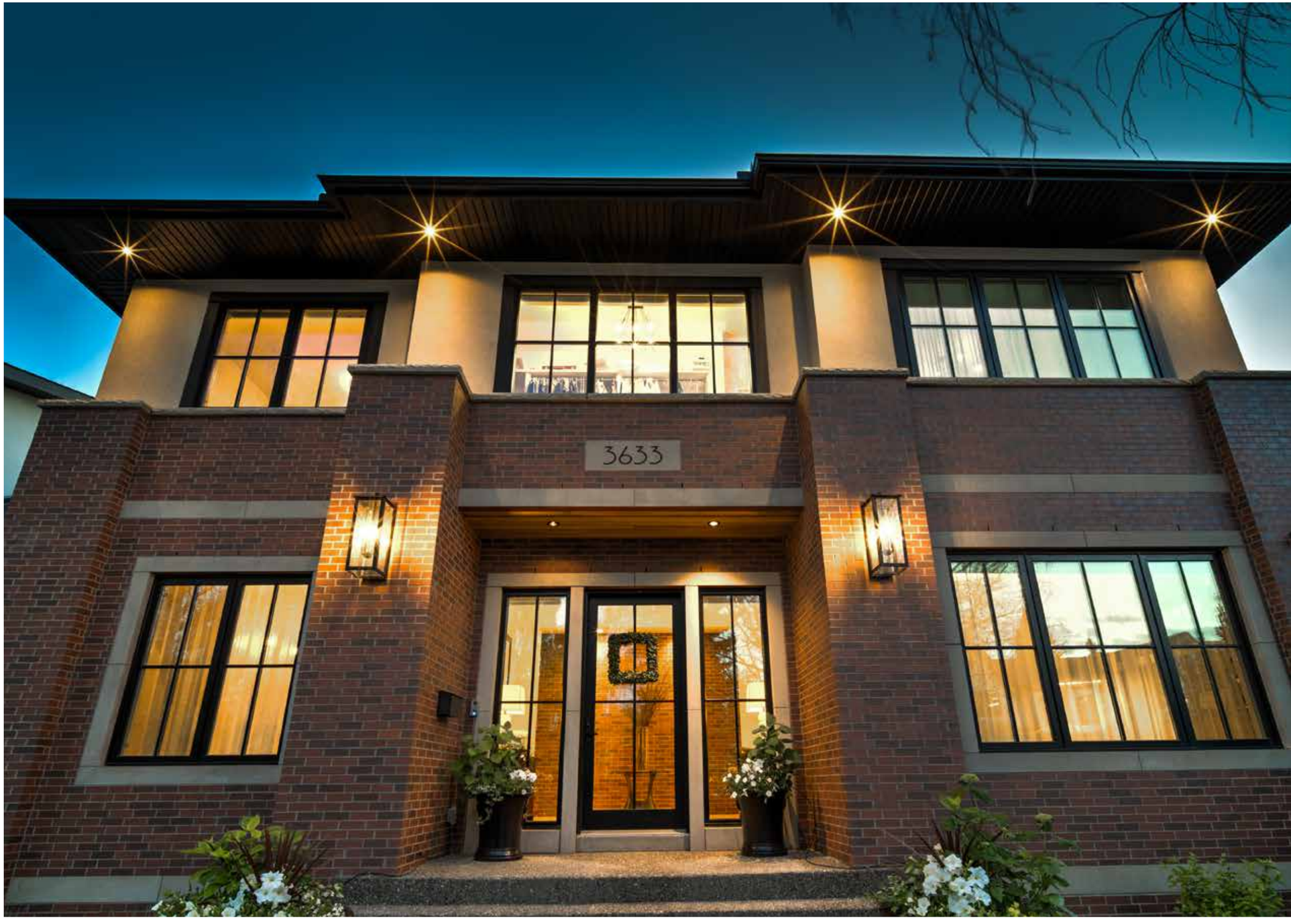
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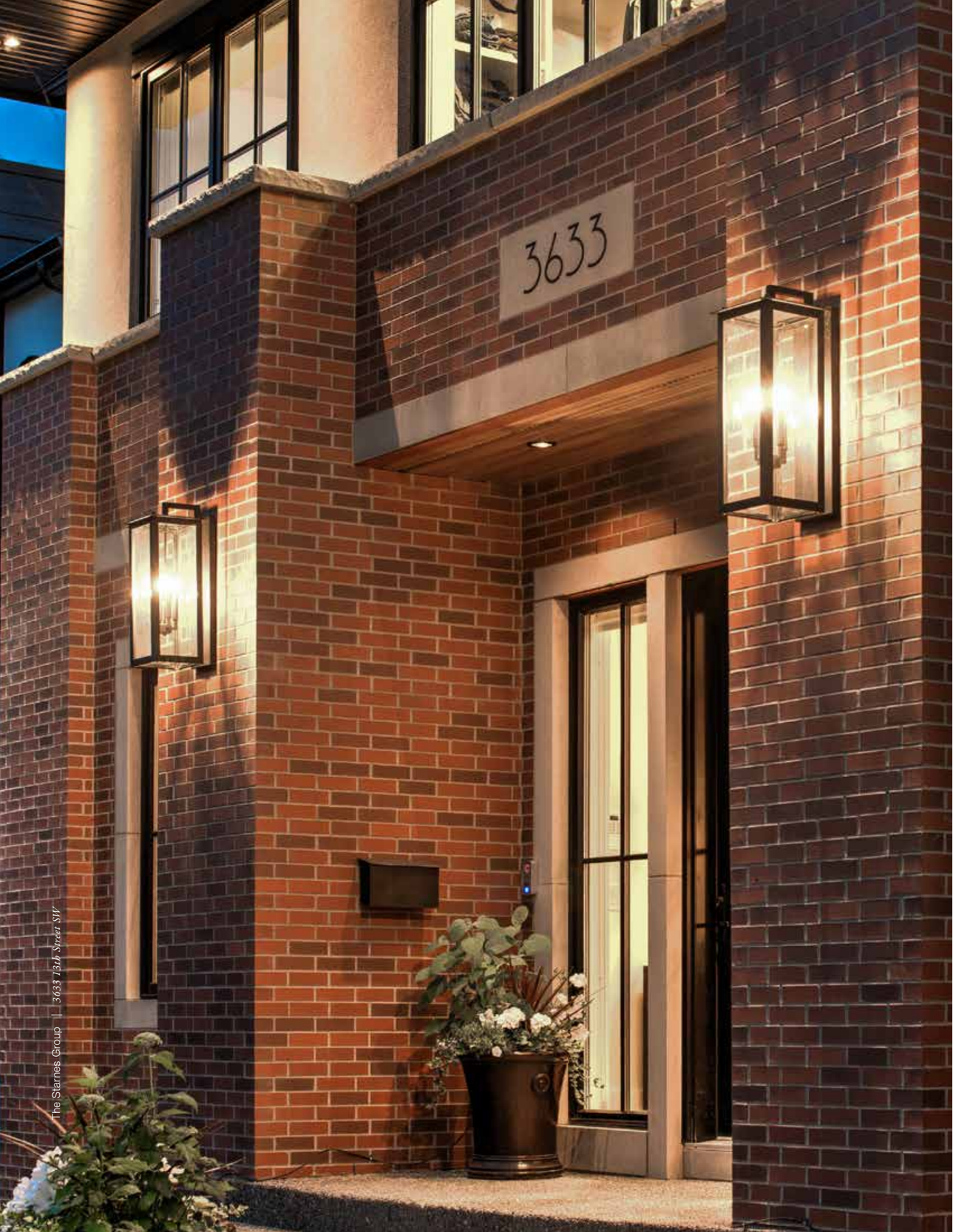

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YOU HAVE ARRIVED

As you enter the impeccable foyer, you are immediately greeted by a welcoming “feature brick wall” and space open to the upper level. The foyer is large allowing for matching furniture pieces, mirrors or future owners art pieces. The entire main floor, stairs and upper levels feature whitewashed 8” Oak *Kelleston* Wire-Brushed Select Grade flooring. The cozy den off the main foyer boasts room for a sectional and features a custom pendant gold leaf light fixture, gorgeous silk wallpaper and a custom book-matched walnut desk unit with hammered copper designer drawer pulls.

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LIVING & DINING

The living room is open to the kitchen and dining area and features an architectural Walnut slat wall creating stunning shadows throughout the day. The television is set above a modern gas fireplace and the ceiling heights for the entire main floor are 10'. The dining area is very large and features a stunning "floating raindrops" artistic light fixture. The entire West wall is covered with a designer sheer drapery bringing a beautiful softness to the space.

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ELLE DÉCOR KITCHEN

This designer kitchen is unlike any other. Book-matched walnut, a fresh classic white backsplash, a 13 foot island with 2" quartz countertops, polished nickel fixtures and a *Silgranit* charcoal sink are just a few of the fabulous features. The high-end appliance package includes a *Wolf* steam oven, a *Wolf* five-burner induction cooktop, a *Wolf* wall oven, and a *Subzero* refrigerator. The *Miele* dishwasher and refrigerator have cabinet panels and the butler's pantry next to the kitchen features a bar fridge and incredible space for appliances and dry goods.

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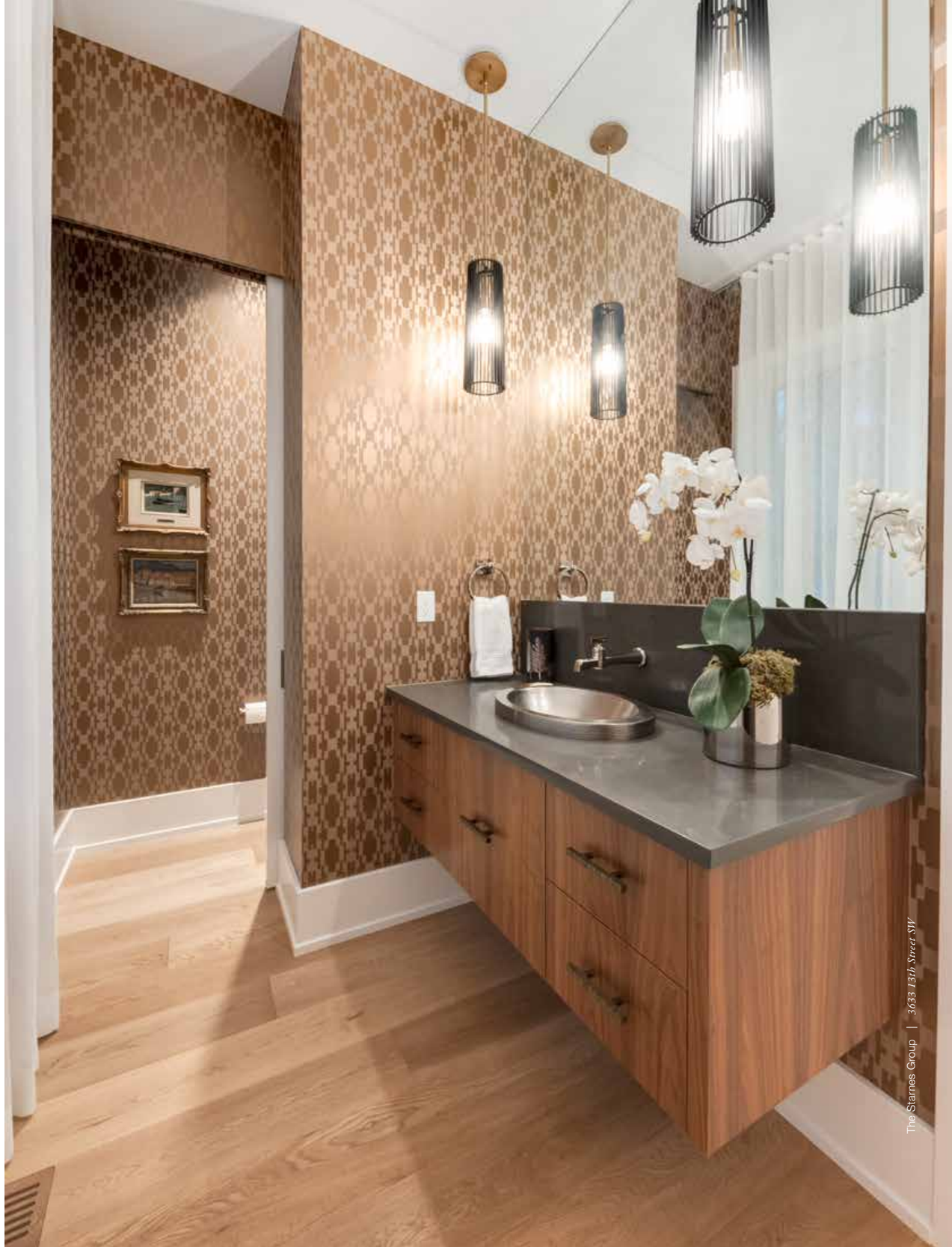
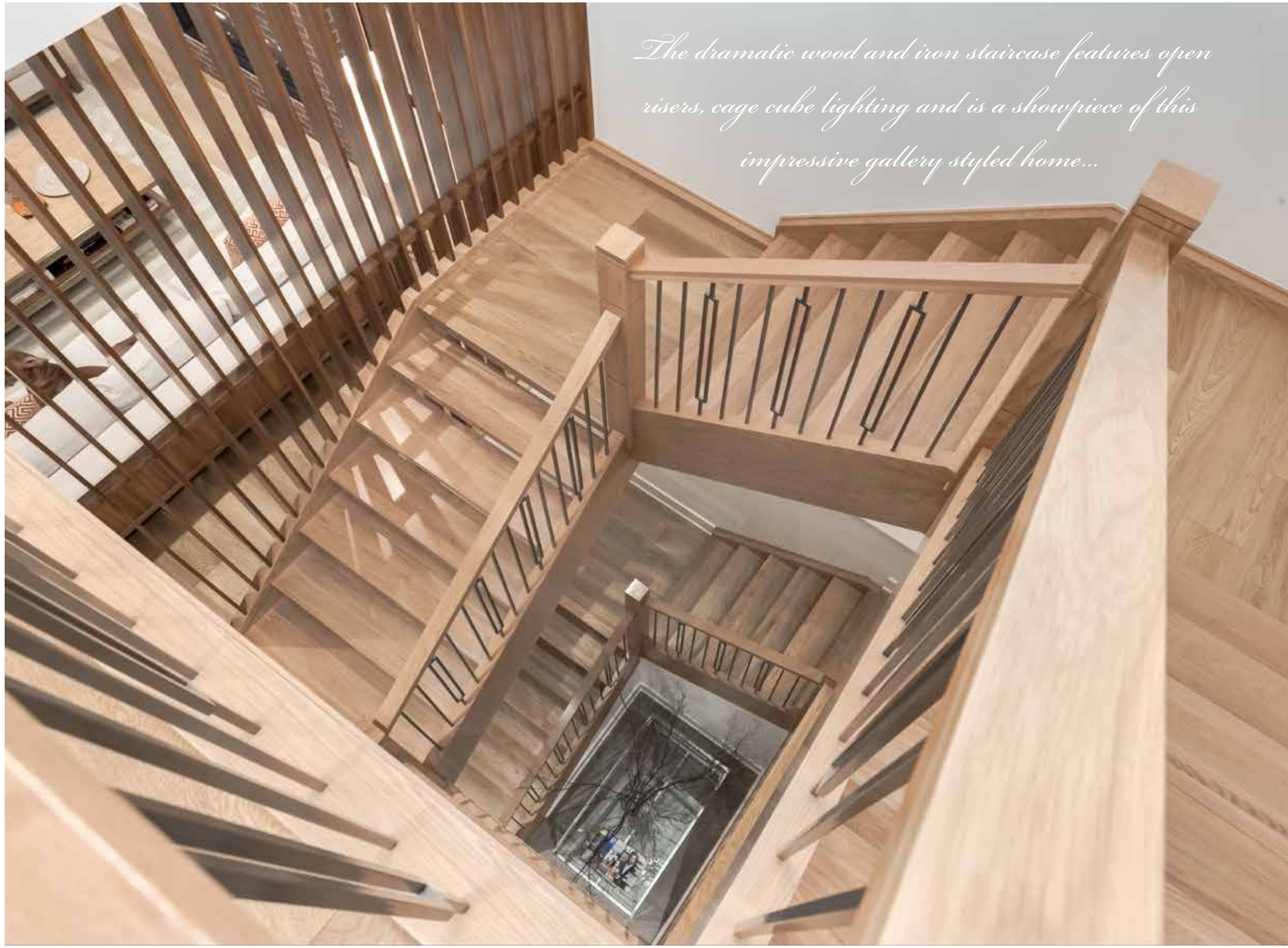
MAIN FLOOR AUXILIARY SPACES

The luxury powder room is an art piece in itself. The walls are clad with *Hermes* designer wallpaper, the raised sink is a hammered steel, the countertop is a designer gray quartz and the faucet is a “Spigot Styled” brushed nickel set into the wall. The floating Walnut vanity features hammered copper drawer pulls and a bookshelf is hidden behind the sliding door of the water closet. The back entry features a fabulous dog shower, bench and design hooks set in a custom Walnut built-in.





The dramatic wood and iron staircase features open risers, cage cube lighting and is a showpiece of this impressive gallery styled home...

MASTER SUITE

The upper level master suite features a lovely sitting area with large mature trees framing the setting and sensational silk wallpaper creating a warm ambiance within this magical space. A large walk-in dressing room boasts extensive built-in drawers and a “suit-case packing” island.

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LUXURIOUS ENSUITE

Book-matched walnut cabinetry floats seamlessly across the East wall featuring a make-up desk in the middle, mirrored medicine cabinets, glamorous pendant light fixtures, quartz countertops, brushed nickel faucets and raised vessel sinks with stately black accent trim. The floors are a porcelain tile in a marble pattern, the freestanding bathtub matches the black accent vessel sinks, and the frameless glass shower features heated floors, a toiletries shelf, a bench and a steam unit.

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UPPER LEVEL LOUNGE & BEDROOM QUARTERS

The upper level flex room is currently being utilized as a TV lounge and features “Beehive” lighting, a bar sink and a refrigerator. It is a perfect set up as a lounge and also could be used as a luxurious nursery.

There are two children’s bedrooms on the upper level, each with their own ensuite. One of the bedrooms features a “Hollywood” dressing room with gold movie star lighting.

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LOWER LEVEL ENTERTAINING

The staircase to the lower level seamlessly flows with hardwood into beautifully soft wool carpet. This entertaining area is gigantic and has room for a floating table and space for a pool table, craft table or music area. *Cambridge* glazed brick tile is featured on one of the walls and as a surround for the gas fireplace and attached television set above.

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ADDITIONAL FEATURES OF THIS BEAUTIFUL PROPERTY

- Oversized triple heated garage with an additional storage shed...
- *Vacuflo* system with attachments…
- Sonos electronics system with ceiling speakers…
- Lighting on the stairs…
- Built-in cookbook and wine racks in kitchen island…
- In floor heating in the master ensuite and lower level…
- Eight foot doors throughout…
- Flat painted ceilings and quality pot/art lighting throughout…
- Two furnaces and one sump pump…

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BEDROOM & EXERCISE QUARTERS

The lower-level bedroom shares a 'Jack & Jill' bathroom with the exercise room. The exercise room features rubber flooring and a marvellous glass entry door. This space could also be made into another bedroom. There is a second lower level guest bathroom along with fantastic storage space.

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The backyard features a large outdoor terrace, perfect for entertaining friends and family...

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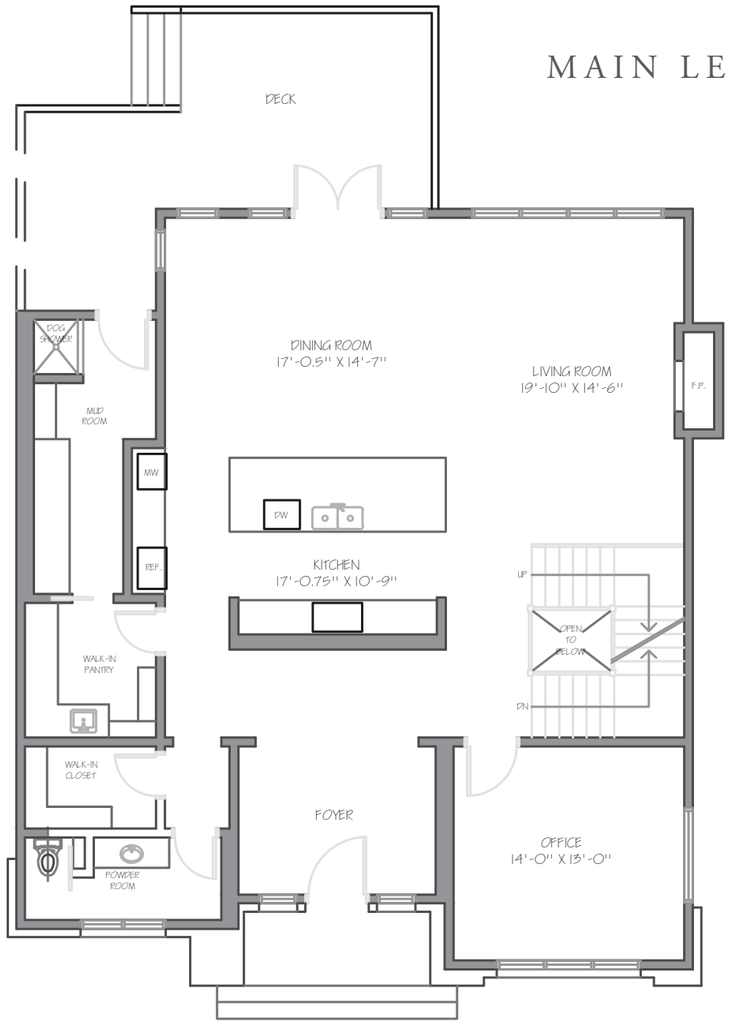
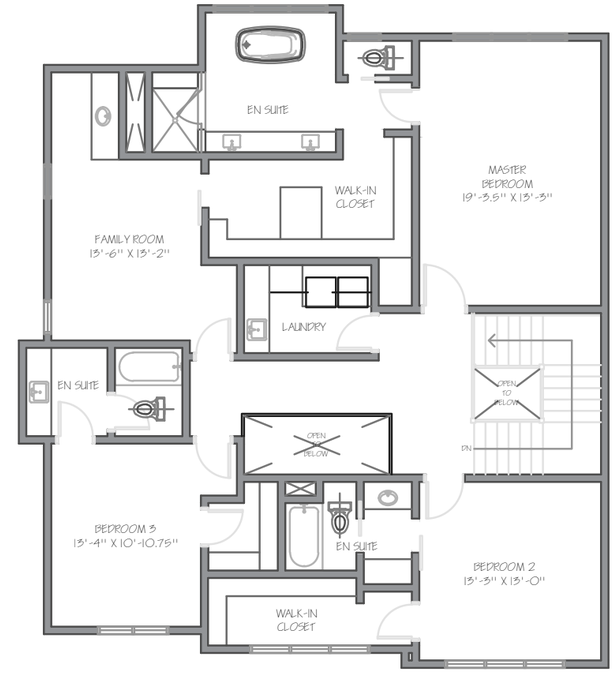
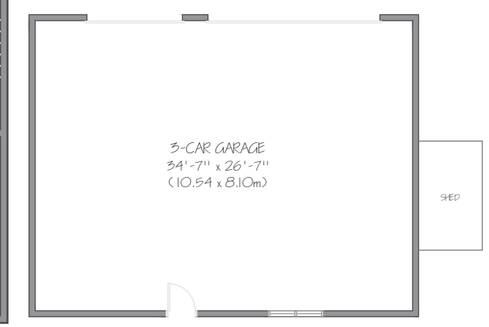
MAIN LEVEL



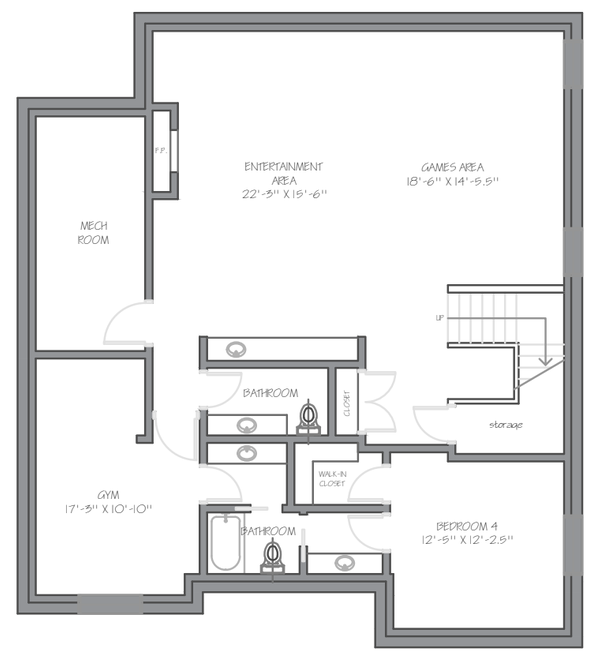
UPPER LEVEL



GARAGE



LOWER LEVEL



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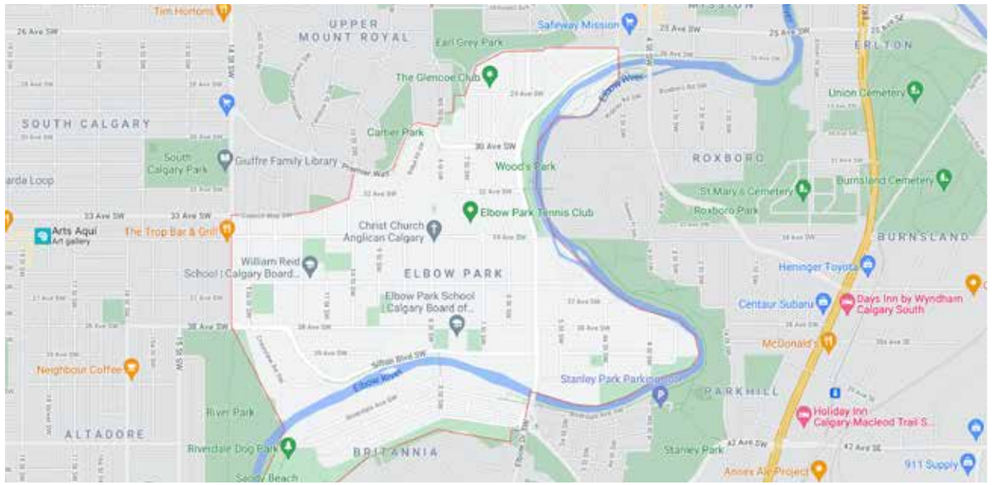

THE COMMUNITY OF ELBOW PARK

This spectacular home is set at the Western edge of Elbow Park, close to all of the amenities of Marda Loop and is within walking distance to Mount Royal. The property feels as though it is set within several fabulous inner-city vibrant communities. Situated within half a block to a playground, two blocks from the River Dog Park, and one block from *William Reid* school make for a “perfect” family location. Elbow Park is a charming community with its park-like charm, heritage homes, parks, schools, sense of spaciousness, and natural beauty, it is one of Calgary's most appealing places to live. The Elbow River winds it way through the neighbourhood and connects residents to the river pathway system that expands the entire City. Mature trees provide a beautiful canopy for many of the narrow, residential streets. House designs are as unique as its residents. Many of the area’s original homes remain in good condition and some are designated as heritage sites. Many of the older homes have been renovated in order to maintain their original character and many new developments have replicated the historic period. Some streets in the upper area of Elbow Park and along the river have homes that have a more modern design, such as this recently built masterpiece. The numerous schools, parks, playgrounds, skating rinks, basketball and tennis courts bring the community together and creates a strong sense of community spirit.

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STATION

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Blush Lane
ORGANIC MARKET
PRODUCE

Blush Lane
ORGANIC MARKET
PRODUCE

CaVaBien
Hair Studio
Day Spa
Medi Spa

ANNABELLE'S KITCHEN

PACIFIC-POW

DR. OAKLEY SCHOOL

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