



3823 -12th Street SW

3,250 Sq/ft + 1,830 Sq/ft (lower)

This Traditional style home could be the feature story in any luxury home magazine with over 5,000 sq/ft of breathtaking grandeur. It is located in highly sought after neighborhood of Elbow Park, just 5 minutes to downtown. Walk through the solid wood custom door and be awed by the gorgeous spiral staircase and fine detailed woodwork. The kitchen is equipped with the finest custom cabinetry as well as, granite counter tops and Wolf/Subzero appliances. The kitchen and Living rooms open into a massive concrete deck, equipped with a fireplace for those chilly nights under the stars. Adjacent from the formal dining room is a cozy office equipped with an ensuite. On the upper level the master retreat offers; large walk in closet, fireplace and 6 piece ensuite that features a heated floors, soaker tub, a huge shower with steam and a gorgeous vanity. The fully developed 9' basement offers heated floors, a recreation room, wet bar with hydrollics, wine cellar, 2 bedrooms, media room, fitness room and full bathroom. There are just too many beautiful elements in this home.

- 3 + 2 Bedrooms (3 upper bedrooms include ensuites)
- The custom solid wood front door, the spiral staircase and all the custom woodwork bring a warm and cozy entrance into this wonderful traditional style home.
- The finest quality custom millwork and cabinets in the kitchen, ensuites, laundry, office, bar, media room, wine cellar, and butler's pantry.
- Granite in the kitchen, bathrooms, and laundry room (caesarstone in the laundry)
- Master retreat with large walk-in closet with custom built-ins, fireplace, a large soaker tub, two person steam shower and in-floor electric tile heat.
- Each shower is fantastically enhanced by magnificent tile
- Hardwood: main floor, master bed room and stairs
- 10' ceilings on the main level, 9' ceilings on upper and lower levels
- 5 Fireplaces (1 outdoor with a BBQ station in the outdoor living area).
- The retractable wall in the media room allows for greater privacy on "movie night".
- On lower level - 2 bedrooms, 5 piece bathroom, hydraulic wet bar, wine cellar, rec room and fitness room, as well as multiple zone in-floor radiant heat.
- Double stackable washer and dryer are featured in the large laundry room.
- Triple car detached garage
- High efficiency furnaces (2) and energy efficient boiler system.

\$2,750,000



Listing Information	3823 - 12th Street SW
Property Type	Single Family
Property Style	2 Storey
Address	3823 - 12th Street SW
City	Calgary
Status	90% Complete
Bedrooms	5
Full Bthrooms	5
Half Bathrooms	1
Neighborhood	Elbow Park
MLS Number	C3496379
Listing Date	Oct 11 2011
Listing Price	\$2,750,000.00
Annual City Taxes	\$4,248.00
Tax Year	2011
General Information	
Total Developed Space	5,080 sq/ft
Finished Levels	3
Main Level Sq/ft	1,750
Upper Level Sq/ft	1,500
Lower Level Sq/ft	1,830
Above Grade Sq/ft	3,250
Lot Size	6,250 Sq/ft
Frontage	50'
Depth	125'
Lot Shape	Rectangle
Front Exposure	East
Year Built	2012
Additional Information	
Heating Type	Forced Air
Heating Fuel	Natural Gas
Efficiency Rating	98%
Construction	Wood Frame
Foundation	Concrete w/ Watch Dog
Basement Development	Full
Roof Type	Asphalt
Fireplaces	5
Gas/Wood Fireplaces	5/0 (1 Outdoor)
Total Parking	3
Title to Land	Freehold
Legal Description - LOT	24,25
Legal Plan	127AG
Garage	Triple Detached
Flooring	Hardwood, Ceramic, Carpet
Exterior	Wood, Rock and Stucco
Warranty	5 Year* & ABNHW



Other Information	
Possession Notes	February of 2012
Closest Elementary School	Elbow Park School
Closest Junior High School	Rideau Park Jr. High
Closest Senior High School	Western Canada High
Restrictions	None Known
Site Influences:	River walk, Parks, Community Ctr, Private, Schools, Landscaped, Fenced, Lane, Flat, Playgrounds, West Back Yard
Features:	9' and 10' Ceilings, Spiral Stairs, Concrete Deck, Out Wood Burning Fireplace, Vaulted Ceilings, Steam Shower, Audio RI, Skylights, Central Vacuum RI, Wet Bar w/ Hydraulics, Wine Storage, Gym, Air Conditioning RI, Alarm RI, Spray Foam, Watch Dog Membrane, Concrete Porch
Goods Included:	Refrigerator, Gas Range Oven, Hood Fan, Wall Oven, Dishwasher-Built-In (2), Garburator, Microwave Built-In, Washer, Dryer, Bar Fridge
Other:	
Room Information	Dimensions
Type:	
Master Bedroom:	15'1" x 17'4"
Bedroom 2:	13'4" x 13'1"
Bedroom 3:	14'1" x 13'1"
Bedroom 4:	13'4" x 13'4"
Bedroom 5:	13'4" x 13'4"
Dining Room:	12'1" x 16'1"
Kitchen:	12'5" x 18'3"
Living Room:	21' x 17'4"
Office:	11'5" x 11'1"
Rec Room:	23'10" x 17'4"
Media room:	14'1" x 19'
Bathroom Information	
2-Piece Bath:	1
3-Piece Bath	1
4-Piece Bath:	2
5-Piece Bath	1
6-pc Ensuite Bath:	1
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