



THE
A-TEAM

**RE/MAX
FIRST**

34 ELVEDEN Drive, Calgary T3H 2X4

MLS® #: **A2121297**

Area: **Springbank Hill**

Listing Date: **04/25/24**

List Price: **\$1,975,000**

Status: **Pending**

County: **Calgary**

Change: **-\$325k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**
Lot Information
Lot Sz Ar: **31,753 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,072**
Low Sqft:
Ttl Sqft: **2,072**

DOM

24
Layout
Beds: **5 (2 3)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

Ttl Park: **13**
Garage Sz: **8**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Gentle Sloping,Landscaped,Private,Rectangular Lot,Secluded**
Park Feat: **Additional Parking,Asphalt,Driveway,On Street,Oversized,Paved,Quad or More Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Built-in Barbecue,Fire Pit,Private Entrance,Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	14`1" x 8`7"
Great Room	Main	17`8" x 14`2"
Dining Room	Main	14`4" x 13`10"
Walk-In Closet	Main	7`3" x 6`11"
Bedroom	Main	11`11" x 10`1"
Mud Room	Main	11`3" x 10`3"
Family Room	Basement	23`3" x 15`9"

Room	Level	Dimensions
Office	Main	11`5" x 10`5"
Kitchen	Main	19`8" x 13`0"
Bedroom - Primary	Main	16`1" x 11`10"
4pc Ensuite bath	Main	11`8" x 9`9"
4pc Bathroom	Main	
Laundry	Main	9`5" x 7`2"
Bedroom	Basement	16`10" x 12`1"

Walk-In Closet
Bedroom
Bedroom
Media Room
Cold Room/Cellar

Basement
Basement
Basement
Basement
Basement

8`6" x 5`2"
17`1" x 14`1"
11`11" x 8`11"
18`5" x 12`9"
10`2" x 5`8"

3pc Bathroom
Walk-In Closet
3pc Bathroom
Storage
Balcony

Basement
Basement
Basement
Basement
Main

6`11" x 5`8"
7`2" x 6`2"
16`1" x 9`8"
23`3" x 4`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9812492

Zoning:
R-1s

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY May 12Th. : 12:30 to 3:00 PM :HUGE 3840 Sq. Ft. developed WALKOUT BUNGALOW situated on a very large 0.73 Acre LOT with sub-division potential subject to City Approval. Massive 46 Ft. x 36 Ft. Garage house up to 7 cars with 3 Doors and Mezzanine,WOW,Plus extra storage area.Ten foot ceilings on main floor and 9 Ft. in Basement . LARGE Beautiful kitchen with Island ,stone counter tops , open counter with view to dining & Great room .Big dining room with floor to ceiling windows with view over looking the city . Great room with THREE sided fireplace sliding doors to Large 23 Ft.x 4 Ft. Balcony with awesome view of city . Master bedroom with floor to ceiling windows great view of city ,access door to balcony .En-suite bathroom ,deep soaker tub, separate steam shower ,separate water closet ,large walk-in closet . Main floor Den/office with double french doors . Beautiful staircase with skylight to fully developed walk-out basement with in-floor heat ,Large familyroom with access door to very large patio, 3 Bedrooms (Two with Walk-in closets). TWO FULL bathrooms ,theatre,cold storage room. Huge secluded back yard complete with decks ,patios an entertainers dream.**

Inclusions: **TV Brackets .**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













