



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 ELVEDEN Point, Calgary T3H 0L1**

MLS®#: **A2147814** Area: **Springbank Hill** Listing Date: **07/08/24** List Price: **\$1,990,000**  
 Status: **Active** County: **Calgary** Change: **-\$100k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **13,068 sqft**  
 Lot Shape:

DOM

**70**  
Layout  
 Beds: **4 (4 )**  
 Baths: **6.0 (5 2)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac,Garden,Irregular Lot,See Remarks,Treed**  
 Park Feat: **Double Garage Attached,Insulated,Oversized,See Remarks,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Courtyard,Garden**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Ceramic Tile,Laminate,Marble**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Jetted Tub,Kitchen Island,See Remarks,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>21`8" x 18`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`3" x 13`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>29`3" x 23`5"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>18`4" x 14`8"</b>
<b>Office</b>	<b>Main</b>	<b>14`6" x 13`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>18`4" x 7`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>12`6" x 5`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>15`2" x 12`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`5" x 15`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>10`4" x 7`1"</b>

2pc Bathroom	Main	5`6" x 5`4"
Bedroom - Primary	Second	18`8" x 14`8"
Bedroom	Second	21`9" x 11`9"
Family Room	Second	13`7" x 13`2"
Den	Second	17`4" x 16`9"
4pc Ensuite bath	Second	12`8" x 8`5"
3pc Ensuite bath	Second	9`11" x 8`6"
Family Room	Basement	29`11" x 20`10"
Media Room	Basement	17`2" x 16`2"

2pc Bathroom	Main	5`8" x 7`1"
Bedroom	Second	14`4" x 13`9"
Bedroom	Second	20`7" x 12`0"
Den	Second	14`0" x 13`8"
5pc Ensuite bath	Second	23`0" x 21`5"
3pc Ensuite bath	Second	11`10" x 7`0"
Exercise Room	Basement	26`10" x 26`4"
Game Room	Basement	24`11" x 12`5"
3pc Bathroom	Basement	9`10" x 8`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **0715416**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome to this majestic estate home located in the renowned community of Springbank Hill in the West of Calgary. This exceptional property boasts 10,000+ sq ft total living space and 0.30 acres of land with an extra-long green belt in front, where you could make ample parking space for your guests. Walking through the grand STONE courtyard, you come to the double front door. While being impressed by the stone facade, you are welcome by the 12' high ceiling guest room where you greet your friends. On your left, the formal dining room is big enough for you to host a banquet. There is a patio door for your entry into the castle courtyard with a delicate outdoor fireplace. The grand gourmet kitchen comes with a GIANT island (6'x15') with tons of cabinets underneath for your storage. There is also a separate breakfast area by the windows where you will not miss out on the enormous deck overlooking the fantastic backyard. The den has its closet and washroom. Two 2-piece baths are located on the main level. The see-through stairs are located on both the West and the East sides of the home for your easy access to the 9' upper level where you will find 4 spacious suites including the primary retreat, and two laundry rooms. The secluded primary bedroom features a hallway overseeing the courtyard through windows, a 5 pc spa-like ensuite with a jetted tub surrounded by 3 fireplaces, a huge retreat with its balcony, his/her walk-in closets, two very functional dens with windows, and its laundry room. You will enjoy the views of Glenmore Reservoir from its balcony. Winding down to the fully finished gorgeous WALKOUT basement with a 10' ceiling, you will pass one den, one family room with a fireplace, one pool table room, and one message room, and arrive at the theatre from the West side of the home. Multi-function Gym, a recreation room, and Ping-Pong Room, and a 3 pc bath enrich the enjoyment of your daily life. The oversized & insulated double garage (30'LX22'WX13'H) and single garage (26'LX15.5'WX14'H) are also ready for your double-decker car storage. The gas line is already for a heated garage. In-flooring heating has been roughed in for the basement. This residence is near Calgary's best schools including the prestigious Ambrose University, Rundle College, and Webber Academy. Your kids can walk to the top-ranking public school (K-9) in 3 minutes. Close to shopping, parks, West Side Rec Centre and so much more! Enjoy living in the executive Elveden Estate of Springbank Hill. This home is perfect for a big & growing family. The asking price is lower than the city assessment of \$2.48M (2024). The current owner purchased the drywall stage home in 2018 and completed the interiors in 2019. The 3D virtual link is for your preview.**

Inclusions: **None**  
 Property Listed By: **CIR Realty**

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























