



THE
A-TEAM

**RE/MAX
FIRST**

11 ELVEDEN Place, Calgary T3H 3X8

MLS®#: **A2154111** Area: **Springbank Hill** Listing Date: **08/08/24** List Price: **\$2,688,000**
 Status: **Active** County: **Calgary** Change: **-\$210k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **9,999 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **5,694**
 Low Sqft:
 Ttl Sqft: **5,694**

DOM

105
Layout
 Beds: **5 (4 1)**
 Baths: **7.0 (5 4)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac, Pie Shaped Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Composite Siding, Stucco**
 Flooring: **Carpet, Tile, Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Freezer, Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer**
 Int Feat: **Bar, Bookcases, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	21`4" x 18`1"	Dining Room	Main	15`5" x 13`7"
Living Room	Main	20`10" x 14`11"	Office	Main	21`11" x 11`9"
Foyer	Main	11`11" x 10`4"	Breakfast Nook	Main	11`7" x 5`7"
Mud Room	Main	10`11" x 7`7"	Flex Space	Upper	12`7" x 11`9"
Laundry	Upper	14`0" x 5`8"	Bonus Room	Upper	20`9" x 17`11"

Loft	Upper	12`3" x 11`11"
Game Room	Lower	28`3" x 13`8"
Bedroom - Primary	Upper	17`3" x 14`11"
Bedroom	Upper	15`0" x 12`1"
Bedroom	Lower	16`3" x 15`3"
2pc Bathroom	Main	7`2" x 4`11"
2pc Bathroom	Lower	5`5" x 5`3"
3pc Ensuite bath	Upper	6`6" x 5`8"
4pc Ensuite bath	Lower	9`9" x 5`8"

Balcony
Game Room
Bedroom
Bedroom
2pc Bathroom
2pc Bathroom
3pc Ensuite bath
4pc Ensuite bath
5pc Ensuite bath

Upper	11`3" x 7`2"
Lower	21`9" x 14`5"
Upper	14`11" x 12`0"
Upper	13`9" x 10`11"
Basement	6`7" x 6`6"
Upper	6`0" x 6`0"
Upper	10`4" x 6`9"
Upper	9`2" x 4`11"
Upper	13`11" x 12`0"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	0715416

Remarks

Pub Rmks: **Welcome to your dream family home in the prestigious Elveden Estates of Springbank Hill. This custom-designed masterpiece combines luxury with family-friendly features, showcasing exceptional quality and attention to detail. Nestled on a private cul-de-sac, this magnificent property offers just under 8,000 sq ft of total living space, featuring 5 bedrooms and 9 bathrooms. As you enter the grand, inviting foyer, you'll be greeted by a split-level design that leads to an open-concept main floor. The spacious living room seamlessly flows into a cozy office, which opens onto a private covered deck—perfect for quiet retreats or productive work-from-home days. Host family gatherings in the formal dining room, conveniently connected to a butler's pantry that leads to the chef-inspired kitchen. This culinary haven is equipped with a Sub-Zero fridge/freezer, a 6-burner Wolf cooktop with grill, and two Wolf built-in ovens. The kitchen overlooks a large entertaining area, kitchen nook, and patio, making it ideal for both everyday meals and special occasions. The upper level features wide plank hardwood flooring throughout and includes the luxurious primary suite along with three additional large bedrooms, each with its own ensuite. The primary suite is a true sanctuary, complete with a sitting area, a spa-like ensuite with a steam shower and heated floors, and direct access to the upstairs laundry room—designed for family convenience. Two staircases provide easy access to the upper level: one from the foyer and the other from the back entrance near the kitchen. The second staircase leads to a bonus room equipped with a full wet bar, including a Fisher & Paykel drawer dishwasher and a bar fridge—perfect for family movie nights and entertaining. The lower level is designed for ultimate family fun, featuring a spacious games area, another custom wet bar, an additional bedroom, and a bathroom—perfect for guests or older children. In-slab heating ensures comfort during cooler evenings, and the home theatre with a double-sided fireplace offers a cozy space for family movie nights. The oversized 3-car garage provides ample space for all your vehicles and recreational gear, with room for lifts if needed. This secluded location is close to excellent private and public schools, shopping, amenities, the Westside Recreation Centre, and numerous pathways and parks throughout the stunning estate community of Springbank Hill. This truly impressive home is a must-see for any family. Schedule your private showing today and experience the perfect blend of luxury and family-friendly living in Elveden Estates.**

Inclusions:	N/A
Property Listed By:	Century 21 Bamber Realty LTD.

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











