

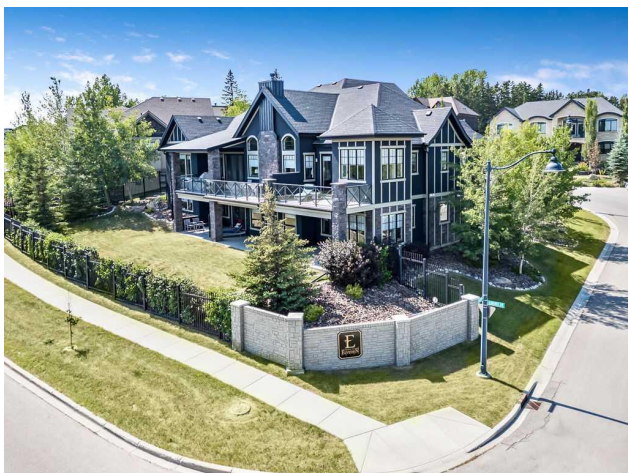


THE
A-TEAM

**RE/MAX
FIRST**

29 ELVEDEN Point, Calgary T3H 0L1

MLS® #: **A2157483** Area: **Springbank Hill** Listing Date: **08/14/24** List Price: **\$2,250,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **12,206 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,787**
 Low Sqft:
 Ttl Sqft: **2,787**

DOM

35
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Lawn,Irregular Lot,Landscaped,Street Lighting,Underground Sprinklers,Views**
 Park Feat: **Double Garage Attached,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Yard,Rain Gutters**

Construction: **See Remarks,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Gas Water Heater,Humidifier,Microwave,Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`1" x 9`0"	Kitchen With Eating Area	Main	20`7" x 22`11"
Dining Room	Main	12`6" x 18`5"	Living Room	Main	16`6" x 18`10"
Office	Main	11`1" x 17`2"	Bedroom - Primary	Main	18`8" x 19`1"

Laundry	Main	9`0" x 10`7"	Loft	Second	15`9" x 21`3"
Bedroom	Lower	12`3" x 15`1"	Bedroom	Lower	18`8" x 19`0"
Family Room	Lower	18`0" x 19`0"	Flex Space	Lower	10`0" x 20`0"
Media Room	Lower	11`8" x 16`4"	Exercise Room	Lower	11`5" x 17`11"
Storage	Lower	4`7" x 12`5"	Furnace/Utility Room	Lower	10`0" x 20`0"
Balcony	Main	10`0" x 38`0"	Balcony	Main	7`9" x 19`3"
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
5pc Bathroom	Lower	0`0" x 0`0"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPT 14th 1:00-3:30pm. Situated in prestigious Elveden in desirable Springbank Hills, this executive walk-out bungalow with open concept layout offers an unparalleled living experience, seamlessly blending luxury with everyday comfort. Upon entering the home you will walk into a timeless contemporary design. Large windows flood the home with natural light, and gleaming hardwood floors throughout the main level create a warm and inviting atmosphere, while enhancing the sense of openness and connection to the outdoors. The living room, with its vaulted ceilings and a striking floor-to-ceiling fireplace, is a stunning centerpiece of the home. At the core of this elegant residence is the dream kitchen—a true heart of the home. Equipped with high-end Thermador appliances, ample cabinetry, granite countertops, and a convenient corner pantry, this space is designed for both everyday meals and gourmet creations. A covered upper balcony, accessible through wonderful double sliding doors off the kitchen, provides lovely open views, ideal for entertaining or simply enjoying the tranquil surroundings. Adjacent to the kitchen, a formal dining room offers a sophisticated setting for family meals and entertaining guests, adding to the home's sense of grandeur. For those who work from home or need a quiet space to focus, the office, complete with a loft, is conveniently located adjacent to the front foyer, offering a quiet retreat for work or study. The primary bedroom is a sanctuary of comfort, featuring a spa-like 5-piece ensuite with separate vanities, a luxurious soaker tub, and glass-enclosed steam shower. Two walk-in closets with built-ins provide ample storage, while a private balcony offers a peaceful outdoor retreat. A main floor laundry completes the main level. Central to the home is a curved open staircase, enhancing the architectural elegance while connecting the living spaces. In-floor heating on the lower level and central air conditioning throughout ensure year-round comfort. Entertainment, wellness and relaxation are at the forefront of the lower level design. Two spacious bedrooms, 5-piece bathroom, family room, dedicated theater room, gym, and stylish bar area ensure that luxury living is experienced in every aspect, from leisure to fitness. The exterior of the home is as thoughtfully designed as the interior, with lovely and tiered landscaped grounds that complement the serene setting. The walk-out bungalow design fosters a seamless connection between indoor and outdoor living spaces, while exposed aggregate driveway & walkways adds a touch of sophistication to the entrance. This exceptional property is not just a home, but a lifestyle. It offers the perfect blend of elegance, comfort, and style, making it an ideal retreat for those who appreciate the finer things in life. CLOSE TO: Public & Private Schools (Webber, Rundle, Calgary Academy), Westside Rec, Shopping, LRT, Rocky View Hospital, Stoney/Glenmore & Sarcee Trail, and much more.**

Inclusions: **Seating in Theater Room, TV in Primary Ensuite, TV at Lower Level "Bar", TV in Lower Level "Family Room."**
Property Listed By: **Royal LePage Solutions**

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

