



THE
A-TEAM

**RE/MAX
FIRST**

31 ELMONT Drive, Calgary T3H 5Y4

MLS®#: **A2158352** Area: **Springbank Hill** Listing Date: **08/22/24** 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: **2008**
Lot Information
Lot Sz Ar: **13,777 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,475**
Low Sqft:
Ttl Sqft: **3,475**

DOM

27
Layout
Beds: **3 (1 2)**
Baths: **4.5 (4 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Reverse Pie Shaped Lot,Landscaped,Rectangular Lot**
Park Feat: **Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fan Coil,High Efficiency,In Floor,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features,Central Vacuum,Chandelier,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	24`0" x 21`10"
Kitchen	Main	21`2" x 20`11"
Bedroom - Primary	Main	17`0" x 14`3"
Laundry	Main	17`1" x 13`8"
3pc Bathroom	Main	
Mud Room	Main	17`7" x 8`2"
Bedroom	Basement	13`2" x 13`1"

Room	Level	Dimensions
Dining Room	Main	16`0" x 13`3"
Breakfast Nook	Main	18`0" x 12`2"
Office	Main	14`2" x 11`1"
2pc Bathroom	Main	
5pc Ensuite bath	Main	
Bedroom	Basement	15`5" x 13`0"
Family Room	Basement	20`7" x 18`8"

Exercise Room	Basement	18`7" x 14`4"	Media Room	Basement	22`9" x 19`11"
Game Room	Basement	31`6" x 26`6"	Library	Basement	13`7" x 9`5"
Laundry	Basement	10`11" x 8`10"	Storage	Basement	11`0" x 10`4"
4pc Bathroom	Basement		3pc Bathroom	Basement	
Furnace/Utility Room	Basement	25`11" x 13`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **0612852**

Remarks

Pub Rmks: **The quality craftsmanship of this Springbank Hill home is sure to impress and provide both luxurious and functional living space. Situated on a generous 80' x 150' lot with expansive views over the Weaslehead and Glenmore reservoir area this home is a must-see. With high quality finishings inside and out, this walkout-bungalow offers almost 7,000 sq.ft of luxurious living space. This stunning home is an art piece in itself. The architecture of this home will complement both modern and traditional styles, in its versatile and classic look. The living area boasts large windows with large beams and millwork throughout, giving this space a sense of grandeur. The gourmet kitchen with Thermador appliances is well lit by a large skylight and windows overlooking the backyard. Experience the joy of cooking and dining in this beautifully appointed kitchen, where every detail is designed to enhance your culinary experience. Off the kitchen you will find a solarium, a perfect place to enjoy your morning coffee, this unique room features a stone fireplace which will make it a favourite spot all year long. Whether your enjoying sunsets with a glass of wine or getting those first rays of light with your coffee in the morning, you can enjoy the beauty of being in nature with the comforts of being indoors. A beautiful curved bar area leads you to the formal dining room, which was designed for stylish gatherings and intimate meals, this space has a classic look, ample seating, and natural light. Whether hosting dinner parties or enjoying family meals, the dining room offers a warm and inviting atmosphere for memorable moments. The primary suite is a luxurious retreat with an elevated wall fireplace that adds ambiance to the elegant room. The ensuite is spa-like with a custom large vanity, stand-alone beautiful tub and steam shower. The basement has been curated to provide entertainment, fitness and leisure. The large home theatre room is stepped and has a curved ceiling to provide maximum comfort and the best viewing experience for your family and guests. This home gym has plenty of natural light as it looks out onto the backyard with easy access to the outdoor hot tub. The recreational room offers ample space for games and gatherings and features a bar area to bring the entertaining downstairs seamlessly. The exterior of the house is as well thought out and designed as the interior. The impressively large back deck has both covered and uncovered areas to make it inviting and functional in all kinds of weather. You will love hosting on this back deck, with plenty of space for an eating area and lounging spaces. Both the front and back are well landscaped, giving beauty and presence in its curb appeal. The oversized triple garage offers plenty of space for your vehicles and sports gear you might have. This home has 2 on demand HW systems, two fan coil heating units, in slab heating in the basement and garage. This is a must see for a truly discriminating buyer!**

Inclusions: **HOT TUB,FRIDGE IN BASEMENT**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











