



THE
A-TEAM

**RE/MAX
FIRST**

71 ELMONT Rise, Calgary T3H 4X9

MLS®#: **A2169631** Area: **Springbank Hill** Listing **10/03/24** List Price: **\$1,499,999**
 Status: **Active** County: **Calgary** Change: **-\$1, 03-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2013** Abv Sqft: **2,859**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,489 sqft** Ttl Sqft: **2,859**
 Lot Shape:

DOM

3
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Corner Lot,Cul-De-Sac,Landscaped,Views**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **In Floor,Fireplace(s),Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Balcony,BBQ gas line,Private Yard** Water Source:
 Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Oven,Range Hood,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Tankless Hot Water,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`6" x 14`9"	Kitchen	Main	13`11" x 11`3"
Dining Room	Main	10`9" x 9`6"	Office	Main	10`0" x 10`0"
Mud Room	Upper	10`11" x 4`5"	2pc Bathroom	Main	5`1" x 4`11"
Bedroom - Primary	Upper	16`4" x 13`11"	5pc Ensuite bath	Upper	11`11" x 10`9"
Walk-In Closet	Upper	8`10" x 7`6"	Bedroom	Upper	10`11" x 10`11"

Bedroom	Upper	11`5" x 10`11"	4pc Bathroom	Upper	7`7" x 4`10"
Bedroom	Upper	11`3" x 9`11"	4pc Bathroom	Upper	7`11" x 4`11"
Laundry	Upper	9`11" x 5`4"	Bonus Room	Upper	18`3" x 13`11"
Media Room	Basement	14`7" x 14`5"	Game Room	Basement	17`8" x 12`7"
4pc Bathroom	Basement	7`9" x 4`10"	Bedroom	Basement	13`3" x 10`2"
Storage	Basement	9`9" x 5`10"	Balcony	Main	17`10" x 9`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1111348**

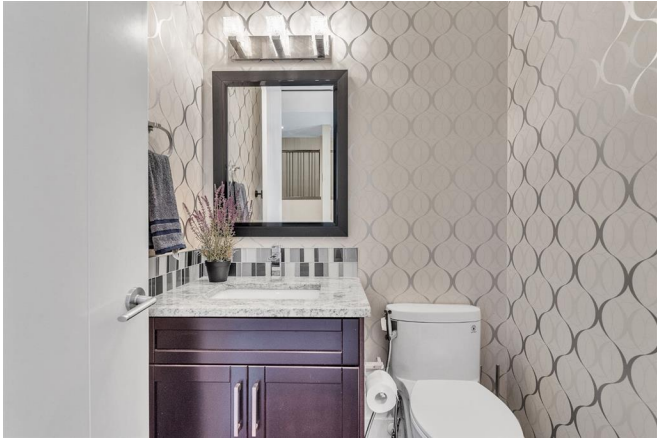
Remarks

Pub Rmks: **Open house - Saturday and Sunday, 2 - 4 pm. Welcome to this rare and exceptional custom-built estate home in Springbank Hill, featuring around 4000 sqft of meticulously designed living space with numerous high-end upgrades. This stunning residence offers 5 bedrooms, 4.5 baths, and 9-foot high ceilings throughout including the basement. The triple attached heated, smart garage boasts shiplap detailing, tire storage racks, and is equipped with electric vehicle charging. Upon entering, you're greeted by a grand foyer with a soaring 20-foot ceiling, leading to a spacious coat closet and a mudroom with ample storage. The elegant dining room features beautiful wainscoting and flows into a walk-through butler's pantry, leading to a chef's kitchen equipped with high-end appliances, abundant storage, and a striking waterfall granite countertop. The breakfast nook opens to the family room, complete with built-in cabinetry, a gas fireplace, and a private office space with custom shelving. The main floor is enhanced by a built-in speaker system, perfect for entertaining. Upstairs, you'll find 4 generous bedrooms and 3 bathrooms (a seldom occurring), all featuring in-floor heating—a rare convenience. The expansive primary suite offers breathtaking mountain views, a California-style walk-in closet, and a luxurious 5-piece ensuite with dual sinks, a large soaker tub, and shower cubicle with rain shower. The additional 3 bedrooms, each with California closets, share 2 well-appointed bathrooms. A spacious bonus room, designed for relaxation and entertainment, features built-in cabinetry and a sound system, all with picturesque Rocky Mountain views. The laundry area, conveniently located nearby, offers ample storage and nearly new appliances (less than a year old). The walk-out basement features a 5th bedroom, another full bathroom with in-floor heating, and a recreation area ideal for games. Enjoy a wet bar, a wine cellar with two bar fridges, and a soundproof home theatre equipped with built-in speakers and a projector. The fully landscaped south-facing yard, complete with an underground sprinkler system, connects to walking trails leading to a playground. Additional highlights include dual air conditioning units for summer comfort, two furnaces for winter warmth, and both tanked and tankless hot water systems. Natural light floods the home through large windows adorned with Hunter Douglas blinds, complemented by an extensive lighting system. A comprehensive smart home monitoring system ensures peace of mind with outdoor cameras, a video doorbell, smart thermostats, and security sensors, ensuring peace of mind while you're away. Located on a corner lot in a cul-de-sac, this home is within walking distance of Menno Simons Catholic School and close to several top-ranked schools, including Weber Academy. This remarkable property is a rare find and offers an unparalleled living experience. Watch our virtual tour and book your private showing today—this home won't last long!**

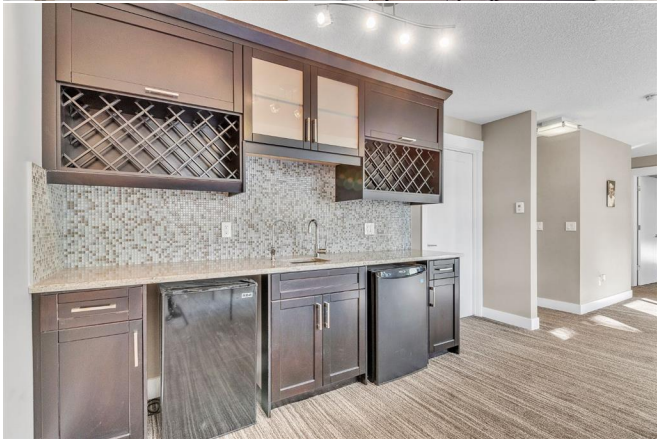
Inclusions: **None**
 Property Listed By: **MaxWell Canyon Creek**

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













FLOOR PLAN IS INTENDED FOR MARKETING PURPOSES ONLY AND IS NOT SUITABLE FOR ARCHITECTURAL, CONSTRUCTION, OR IN OTHER WORKS. ALL PLUMB, RAISED, DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE ACCURATE.



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