

311 ELVEDEN Court, Calgary T3H2A9

MLS® #: **A2173392** Area: **Springbank Hill** Listing Date: **10/18/24** List Price: **\$1,750,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,574 sqft**
 Lot Shape:

DOM

4
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape,Street Lighting,Underground Sprinklers,Rectangular Lot**
 Park Feat: **Aggregate,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting**

Construction: **Brick,Concrete,ICFs (Insulated Concrete Forms),Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **ICF Block,Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Skylight(s),Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`11" x 13`11"	Bedroom - Primary	Main	13`4" x 16`4"
Dining Room	Main	10`0" x 16`7"	Bedroom	Lower	12`1" x 13`7"
Great Room	Main	16`5" x 17`11"	Bedroom	Lower	11`11" x 11`3"
Den	Main	8`6" x 12`6"	Media Room	Lower	14`2" x 18`1"
Game Room	Lower	15`8" x 16`0"	Balcony	Main	10`0" x 18`0"

Flex Space
5pc Ensuite bath
3pc Bathroom

Lower
Main
Lower

19`7" x 14`6"
11`11" x 10`2"
9`11" x 5`3"

Furnace/Utility Room
2pc Bathroom

Lower
Main

10`10" x 13`8"
6`11" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

2110368

Zoning:
DC

Remarks

Pub Rmks:

One of two remaining luxury homes in the prestigious bungalow villa community of Elveden Court, Calgarys coveted west end in Springbank Hill. A discerning 26 units make up this exclusive community, offering a refined home for buyers who seek the quality of a custom home, but the benefits of a lock and leave, low maintenance, pet friendly community. This home is built to an exceptional quality standard with premium construction details including full concrete exterior walls (Insulated Concrete Forms (ICF)) and triple pane windows. With streams of natural light throughout, and an open concept floor plan, this space easily transitions from convenient day to day living to entertaining friends and family. The designer kitchen is fit for any gourmet chef with a premium Wolf & Sub-Zero appliance package, custom cabinets, a generous island and abundant storage. The gas fireplace is adorned with extraordinary millwork detail and anchors the expansive great room, boasting 16' ceilings and doors that open to a beautiful patio with a built in gas fireplace. Adjacent is the dining space, perfect for accommodating larger gatherings with it's dramatic ceiling detail, natural light and proximity to the great room. The primary suite rounds off the main living space and is a private oasis featuring a large bedroom with a custom dressing room/walk-in closet and spa-worthy ensuite complete with in-floor heat, dual vanity, a free standing soaker tub, 10mm glass shower and water closet. The walk-up level hosts 9' ceilings, a large entertainment space, a wet bar, two additional bedrooms with custom closets, a full 3 piece bath, and an untouched flex room, perfect as a fitness studio, theatre room or craft space. The attached oversized double garage is finished with polyaspartic flooring and fabulous transom windows letting in an abundance of light. Don't miss out on this exclusive opportunity to enjoy "turnkey" finish and quick possession of this premium luxury villa, just steps from 4.5 acres of protected municipal reserve, close to Aspen Landing, Westside Recreation Centre, Stoney Trail access, and our beautiful Rocky Mountains. **Please note: these pictures are taken from another finished unit so style and color selections may not be exactly as shown.

Inclusions:
Property Listed By:

NA
Sotheby's International Realty Canada

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







