

312 ELVEDEN Court, Calgary T3H 2A9

MLS® #: **A2173393** Area: **Springbank Hill** Listing Date: **10/18/24** List Price: **\$2,100,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **4,803 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,968**
 Low Sqft:
 Ttl Sqft: **1,968**

DOM

34
Layout
 Beds: **3 (1 2)**
 Baths: **3.0 (2 2)**
 Style: **Bungalow,Side by Side**

Parking

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

Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot,Views,Wooded**
 Park Feat: **Front Drive,Oversized,Side By Side,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,ICFs (Insulated Concrete Forms),Stucco**
 Heating: **In Floor,Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: **Lighting** Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **ICF Block,Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,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),Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`7" x 15`4"	Bedroom - Primary	Main	13`4" x 16`2"
Dining Room	Main	14`6" x 13`8"	Bedroom	Lower	12`11" x 14`1"
Great Room	Main	16`6" x 18`0"	Bedroom	Lower	13`10" x 12`0"
Walk-In Closet	Main	9`5" x 12`8"	Laundry	Main	13`6" x 9`4"
Game Room	Lower	15`0" x 15`8"	Family Room	Lower	14`5" x 15`8"
Storage	Lower	16`0" x 17`9"	Furnace/Utility Room	Lower	9`2" x 13`8"

Balcony
2pc Bathroom
2pc Bathroom

Main
Main
Upper

18`0" x 12`0"

5pc Ensuite bath
3pc Bathroom

Main
Lower

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
R-2

2110368

Remarks

Pub Rmks:

The last remaining unit backing greenspace in prestigious Elveden Court. This 26 unit bungalow villa project, located in the coveted Springbank Hill on Calgary's west side is an urban oasis for the discerning buyer. Capture this opportunity to live in a brand new, lock and leave, bespoke property, knowing the community construction will be completed in mid 2025. This unit is the largest floor plan offered in the complex, with almost 1,900 sqft on the main level, a fully developed lower level, and triple tandem garage. Thoughtfully designed and built to an exceptional standard of quality, with premium construction details including concrete exterior walls (Insulated Concrete Forms (ICF)), triple pane windows, solid core doors, and custom millwork throughout. Natural light floods the main level of this home and the open concept spaces blend seamlessly for day to day living and easy entertaining. Soaring entryways greet you, and as you move through the designated dining area to the gourmet kitchen fit for any culinary enthusiast, light streams through the skylights tucked into the 16' tray ceilings. The kitchen boasts a top end Wolf & Sub-Zero appliance package, abundant quartz countertops, a custom millwork hood fan surround, a generous island and plenty of storage. The great room, with a gas fireplace and its extraordinary millwork detail, grounds the grand ceiling height and this space opens onto a large private patio facing forested green space, complete with a built-in gas fireplace, perfect for Calgary evenings. The main floor primary retreat is truly an oasis, hosting a large bedroom with a custom dressing room/walk-in closet and spa-worthy ensuite, complete with in-floor heat, dual vanity, free standing soaker tub, and a 10mm glass shower. The unique upper loft space offers a wet bar, 2 piece bathroom, and opens directly to a beautiful west facing patio. The lower level has 9' ceilings, in-slab heat, and a large entertainment space for watching television and relaxing. With a wet bar, two bedrooms with custom closets, a full 3 piece bath, and an untouched flex room that can be used as a fitness space, theatre room, or craft space, this level offers ample opportunity for hosting company and comfortable day to day living. The attached triple tandem garage comes with polyspartic flooring and fabulous transom windows that allow in an abundance of light. This premium unit is currently under construction, offering the buyer an opportunity to work with Bridgette Frontain Interiors to personalize their finish selections. This low maintenance, lock and leave home comes complete with landscaping, snow removal, exterior lighting and fencing, all thoughtfully designed to ensure upscale living and peace of mind. *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











