



THE
A-TEAM

**RE/MAX
FIRST**

11 ELVEDEN Place, Calgary T3H 0L1

MLS® #: **A2192329**

Area: **Springbank Hill**

Listing Date: **02/06/25**

List Price: **\$2,639,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **5,701**
Low Sqft:
Ttl Sqft: **5,701**

Lot Information

Lot Sz Ar: **9,999 sqft**
Lot Shape:

DOM

16
Layout
Beds: **5 (4 1)**
Baths: **7.0 (5 4)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Farm,Few Trees,Fruit Trees/Shrub(s),Garden,Irregular Lot,Landscaped,Lawn,Low Maintenance Landscape,Many Trees,Pie Shaped Lot,Private**

Park Feat:

Additional Parking,Driveway,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Triple Garage Attached

Utilities and Features

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

Construction: **See Remarks,Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Freezer,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**

Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vaulted Ceiling(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 7`1"
Den	Main	11`6" x 14`8"
Foyer	Main	11`9" x 11`1"
Living Room	Main	14`11" x 20`9"
Office	Main	11`9" x 21`10"

Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 6`6"
Dining Room	Main	13`7" x 15`5"
Kitchen	Main	23`7" x 24`10"
Mud Room	Main	7`8" x 10`11"
2pc Bathroom	Second	5`11" x 6`0"

3pc Ensuite bath **Second** **8`10" x 6`5"**
5pc Ensuite bath **Second** **15`5" x 19`7"**
Bedroom **Second** **11`11" x 14`10"**
Den **Second** **11`6" x 12`5"**
Laundry **Second** **8`2" x 13`10"**
Walk-In Closet **Second** **9`0" x 9`6"**
4pc Ensuite bath **Basement** **9`8" x 5`7"**
Bedroom **Basement** **16`1" x 15`1"**
Storage **Basement** **11`9" x 23`7"**
Furnace/Utility Room **Basement** **11`6" x 10`3"**
Flex Space **Second** **11`10" x 11`11"**
3pc Ensuite bath **Main** **4`10" x 7`1"**

4pc Ensuite bath **Second** **9`0" x 6`6"**
Bedroom **Second** **19`7" x 15`4"**
Bedroom **Second** **12`0" x 16`4"**
Family Room **Second** **26`10" x 20`7"**
Bedroom - Primary **Second** **14`9" x 17`3"**
2pc Bathroom **Basement** **4`11" x 5`4"**
Other **Basement** **13`1" x 8`10"**
Game Room **Basement** **43`5" x 31`10"**
Media Room **Basement** **21`9" x 14`3"**
Walk-In Closet **Basement** **10`8" x 5`6"**
Walk-In Closet **Second** **8`6" x 9`0"**

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0715416**

Zoning:
R-G

Remarks

Pub Rmks: **Step into a home that truly has it all—luxury, elegance, and thoughtful design—all in a prestigious tucked away cul-de-sac in Elveden Estates. This custom-built masterpiece showcases unparalleled craftsmanship, high-end finishes, and a layout designed for both comfortable living and grand entertaining. From the moment you walk through the front door, you are greeted with soaring ceilings and stunning architectural details set the tone for what's to come. The open-concept floor plan flows effortlessly, featuring a warm and inviting living room with a gas fireplace, a formal dining area with a built-in buffet hutch, and a private home office with custom built-ins for organization and productivity. The chef's dream kitchen is equipped with a full-size Sub-Zero fridge and freezer, a 6-burner Wolf gas cooktop with a griddle, Wolf convection and steam oven, Asko dishwasher, and gorgeous leathered granite countertops. A walk-through butler's pantry with a second Asko dishwasher lead to dining room with built in buffet all adjacent to the the family room and breakfast nook/ flex space is perfect for entertaining elegant dinner parties or just casual mornings too . Two separate staircases lead to the upper level, where the primary suite is a private sanctuary featuring a flex room, two walk-in closets, a personal coffee bar, and a spa-like ensuite with a steam shower, soaking tub, heated floors, and direct access to the laundry room. Three additional bedrooms, each with its own ensuite and walk-in closet, provide comfort and privacy. An XL bonus room with a full wet bar, Sub-Zero bar fridge, Fisher & Paykel drawer dishwasher and 1/2 bath, with tons of room to gather around the fireplace and unwind with family. The fully finished lower level is designed for entertainment, offering a media room with a two-sided fireplace, a sprawling games area, a fitness room, and another custom wet bar, as well as a private guest suite with its own bath. For car lovers, two separate garages are designed to accommodate lifts, equipped with side wind openers, ample storage, and high ceilings, with direct access to the mudroom for convenience. Outside, the backyard is a low-maintenance oasis with a spacious patio, and built-in gas line, perfect for summer BBQs or quiet evenings under the stars. Located on a peaceful cul-de-sac, this home offers easy access to top private schools, upscale shopping, the Westside Recreation Centre, scenic walking paths, and quick commuting options. Thoughtfully designed with elegance and everyday functionality in mind, this is a rare opportunity to own in one of Calgary's most sought-after communities—don't miss the chance to experience it in person!**

Inclusions:
 Property Listed By: **See full list in supplements**
 eXp Realty

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











