



## 312 Elveden Court Calgary Alberta

\$2,100,000

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 ...

Bedroom 12.92 Ft x 14.08 Ft

Bedroom 13.83 Ft x 12.00 Ft

Recreational, Games room 15.00 Ft x 15.67 Ft

Family room 14.42 Ft x 15.67 Ft

Storage 16.00 Ft x 17.75 Ft

Furnace 9.17 Ft x 13.67 Ft

Dining room 14.50 Ft x 13.67 Ft

Great room 16.50 Ft x 18.00 Ft

Other 9.42 Ft x 12.67 Ft

Laundry room 13.50 Ft x 9.33 Ft

Other 18.00 Ft x 12.00 Ft

5pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

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3pc Bathroom

Measurements not available

2pc Bathroom

Measurements not available

Kitchen

15.58 Ft x 15.33 Ft

2pc Bathroom

Measurements not available

Primary Bedroom

13.33 Ft x 16.17 Ft