



## 3 Elmont Place Calgary Alberta

\$1,298,000

UNDER CONTRACT - Welcome to this exclusive enclave of custom villas designed for effortless living. This meticulously landscaped property features mature trees and well-maintained lawns for your enjoyment. This villa offers over 3200 square feet of living space. The main floor exudes warmth and spaciousness. The kitchen features full-height cabinetry with elegant crown molding and a tray ceiling, designed specifically with entertaining in mind. The warm color palette harmonizes beautifully with the honed quartz countertops, and the large porcelain farmhouse sink is strategically positioned in front of an oversized east-facing window, allowing ample natural light. This kitchen is equipped with high-end appliances, including a Sub-Zero refrigerator and a Wolf cooking ensemble comprising a microwave, wall oven, and 5-burner gas cooktop. The adjacent dining area is generously sized to accommodate family gatherings, featuring French doors that lead to a private balcony, ideal for enjoying morning coffee. The great room features 13-foot ceilings, a designer ceiling fan, and a stone-faced gas fireplace. A custom-built bookcase adorns the opposite side of the room, providing ample space for treasured items. Another set of French doors opens onto a composite deck equipped with a gas hookup. The retractable awning enhances the back deck, creating a cozy retreat. The primary suite is spacious and discreetly positioned away from the main living areas. The spa-like ensuite features a large, jetted tub, double vanity with honed quartz countertops, and an oversized glass-enclosed shower with a bench. Additionally, there is a separate water closet and a walk-in closet with ceiling-height shelving for ample storage. The main floor also includes another bedroom, a full bathroom, a laundry room with ample cabinetry and plenty of counter space, and a bright, open multi-purpose flex ro...

Recreational, Games room 18.08 Ft x 19.17 Ft

Bedroom 12.92 Ft x 16.42 Ft

3pc Bathroom Measurements not available

Bedroom 10.33 Ft x 13.58 Ft

Dining room 14.83 Ft x 13.50 Ft

Kitchen 15.67 Ft x 11.42 Ft

Bedroom 12.83 Ft x 14.25 Ft

Great room 14.83 Ft x 19.33 Ft

Other 12.58 Ft x 10.25 Ft

Primary Bedroom 13.17 Ft x 17.50 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

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Listing Presented By:



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Coldwell Banker Mountain Central



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