



312 Elveden Court Calgary Alberta

\$2,075,000

Act quick to secure one of the last remaining bungalow villas in prestigious Elveden Court - a 26 unit bungalow villa project located in Springbank Hill on Calgary's west side - minutes away from Aspen Landing, Westside Recreation, West Hills shopping area. Only 7 of the 26 units at Elveden Court back directly onto the 4.5acre municipal reserve and this is one of them! The largest floorplan in the complex, Unit 312 is highly desirable with the generous main level footprint, the triple tandem garage, and the spectacular treed greenspace directly behind the unit. This floorplan also offers both East and West exposure with a generous main level East backing patio with 12foot doors, louvered ceiling and outdoor fireplace, as well as a unique 200sqft west facing upper deck, partially covered, to enjoy "peek a boo" mountain views. Thoughtfully curated by renowned designer Paul Lavoie, and built to an exceptional standard of quality with premium construction details including Insulated Concrete Forms (ICF) and triple pane windows. With streams of natural light throughout, this unit boasts three bedrooms, two full and two half baths, with large entertaining areas and functional spaces designed for main floor living. Featuring a designer kitchen fit for any gourmet chef with the premium Wolf and SubZero appliance package, Schenk custom cabinets, Caesarstone quartz countertops, eating island and exceptional storage; an open concept dining/great room with extraordinary millwork detail, designer fireplace with detailing to the ceiling and 16' ceilings. Formal dining space perfect for larger gatherings with dramatic ceiling detail and feature light. Your primary retreat oasis boasts a large bedroom with custom dressing room/walk-in closet and spa-worthy ensuite complete with in-floor heat, dual vanity Kohler sinks, free standing soaker tub, 10mm glass shower and water...

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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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

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