



## 307 Elveden Court Calgary Alberta

\$2,000,000

Open House Saturday March 14th 12-2pm. Introducing a rare offering in the sold out luxury bungalow community of Elveden Court on Calgary's coveted west side, made up of only 26 units. This refined residence represents the pinnacle of lock-and-leave living, designed for discerning homeowners who appreciate exquisite craftsmanship paired with the ease of a low-maintenance, lock and leave lifestyle. This unit is elegantly finished with tile, flooring, millwork, wallpaper and stone upgrades from an already elevated build quality to create a serene, warm and inviting atmosphere. Builder owned, rest assured, every detail has been carefully executed! The open-concept main level is warm and inviting, with light oak hardwood flooring, soaring ceilings, ample skylights and expansive windows that flood the entire living space with natural light. A striking hand built stone fireplace anchors the great room under 16' ceilings, while large doors open to a west facing patio with a built-in gas fireplace, perfect for indoor-outdoor entertaining. The kitchen is a true showpiece, appointed with a premium Wolf & Sub-Zero appliance package. Custom cabinetry including an enhanced walk up pantry design is complemented by an upgraded quartz backsplash and a waterfall island creating both visual impact and exceptional functionality. The main level primary suite offers a tranquil retreat, featuring a spacious bedroom, walk-in dressing room, and a spa-inspired ensuite with in-floor heat, upgraded tile selections, dual vanities, a freestanding soaker tub, and an oversized 10mm glass shower. Custom, elegantly exciting wallpaper feature walls adorn many of the tranquil spaces throughout the home. A beautifully appointed den with custom millwork, a powder room and a well appointed laundry area complete the main floor. The fully developed walk-up level with 9' ceilings is designed for entertaini...

Bedroom 12.25 Ft x 13.67 Ft

Bedroom 11.92 Ft x 11.17 Ft

3pc Bathroom 10.08 Ft x 5.25 Ft

Family room 14.67 Ft x 18.25 Ft

Other 17.00 Ft x 17.83 Ft

Exercise room 14.92 Ft x 21.92 Ft

Kitchen 15.33 Ft x 14.17 Ft

Dining room 9.17 Ft x 17.92 Ft

Living room 17.92 Ft x 17.92 Ft

Primary Bedroom 14.17 Ft x 16.17 Ft

5pc Bathroom 16.17 Ft x 10.08 Ft

Other 13.67 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<https://sothebysrealty.ca/en/richardson-group/#abo>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Furnace 19.33 Ft x 10.83 Ft

Foyer 5.83 Ft x 10.17 Ft

Den 8.50 Ft x 12.58 Ft

Laundry room 9.83 Ft x 9.17 Ft

2pc Bathroom 5.08 Ft x 7.00 Ft