



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**206 Elmont Bay SW**  
**Calgary, Alberta**

**MLS # A2223606**



**\$988,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,319 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Curtains in Children's bedrooms, Refrigerator in Garage, Freezer in basement

"Honey, stop the car&mdash;this is the one!" This stunning custom estate home offers over 3,000 square feet of beautifully developed living space, complete with a heated triple car garage, and is perfectly situated on a quiet cul-de-sac. Located just a short walk to the LRT, Griffith Woods Park, and highly regarded schools including Rundle College and Ernest Manning High School, this home delivers the perfect blend of luxury, comfort, and convenience. From the moment you step inside, this property impresses on every level. The main floor features a welcoming den ideal for a home office, a spacious living and dining room, and a bright, open-concept great room anchored by a cozy fireplace. The chef-inspired kitchen is equipped with ample cabinetry, granite countertops, and a generous breakfast nook that opens onto a professionally landscaped, sun-soaked west-facing backyard&mdash;perfect for entertaining or relaxing in privacy. Upstairs, you'll find a spacious bonus room, a well-appointed main bathroom, and three generous bedrooms. The king-sized primary suite is a true retreat, featuring a walk-in closet and a luxurious five-piece ensuite with a jetted tub. Soundproof insulation in the second-floor interior walls adds an extra layer of privacy and comfort throughout. The fully finished basement, professionally developed by Vicor Homes, offers a fourth bedroom, a full bathroom, and a large recreation area&mdash;ideal for a home gym, media room, or additional family space. A substantial utility room provides plenty of extra storage. Additional features include central air conditioning for year-round comfort, a heated garage equipped with 220V power, and hot and cold water taps&mdash;perfect for the car enthusiast or weekend project. This exceptional home offers timeless style, thoughtful design, and a location that simply can't

be beat. Come see it for yourself&mdash;your next chapter starts here.