



GRASSROOTS
REALTY GROUP

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

115 Elveden Court SW
Calgary, Alberta

MLS # A2224733



\$1,680,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,524 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Storage, Tile Counters, Walk-In Closet(s), Wet Bar		

Inclusions: All appliances, washer, dryer, all window coverings, air conditioning system, garage door openers (2), all attached shelving in the garage, lutron lighting system, lift in garage.

Discover the perfect blend of modern elegance and serene privacy in this exquisite luxury villa nestled in Springbank Hill's exclusive Elveden Court. This beautifully appointed residence offers cutting edge architectural design and modern comfort in a natural setting. With interior design curated by Paul Lavoie, this stunning home welcomes you with soaring 16-foot ceilings, abundant skylights, and engineered oak floors that create a bright and inviting atmosphere throughout. The gourmet kitchen is a true masterpiece, featuring custom Schenk cabinetry, Caesarstone quartz countertops, premium Wolf and SubZero appliances, a 5-burner cooktop, and a handcrafted oak range hood—all accented by a sleek glass tile backsplash. Crafted for effortless indoor-outdoor living, the home offers a spectacular outdoor living room: a west-facing deck with a cozy gas fireplace and a state-of-the-art patio with a steel roof that opens and closes with powered louvers. The primary suite is a tranquil retreat, complete with a custom walk-in dressing room and a spa-inspired ensuite boasting motion sensor lighting, dual vanities, a freestanding soaker tub, and a glass-encased shower—the perfect oasis for relaxation. A lovely open den space is situated at the top of the stairs before the descent to the lower level. The fully finished walk-out lower-level features 9-foot ceilings, radiant in-slab heating, two spacious bedrooms with custom built-in closets, a sophisticated wet bar, a private gym, a covered outdoor terrace and an expansive recreation area ideal for both entertaining and unwinding. Additional highlights include ICF foundation walls, a lovely dining space with dramatic skylight-detailed ceilings, spectacular light fixtures, and transom windows that flood the heated tandem garage with natural light—complete with a rare car lift

accommodating four vehicles. Ideally located with "walking paths galore" in the immediate area. This 18-home community is just minutes from Aspen Landing, Westhills, Westside Recreation Centre, top-rated schools, premier golf courses, and the 69th Street LRT. A rare opportunity to own a meticulously crafted residence in one of Calgary's most prestigious neighborhoods. Schedule your private showing today!