



GRASSROOTS
REALTY GROUP

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

9 Elmont View SW Calgary, Alberta

MLS # A2247925



\$1,345,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,930 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Underground Sprinklers		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 510
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Double Vanity, French Door, No Animal Home, No Smoking Home, Quartz Counters, Wet Bar		

Inclusions: EV Charging station in garage

OPEN HOUSE – Sat August 16 (1-3pm) Welcome to ELMONT VIEW, a quaint community of EXECUTIVE ESTATE Villa’s on Calgary’s Westside. This Bungalow, with level access and private exposure to the south, has enjoyed a complete renovation offering a STRIKING presentation throughout, exceptional interior design work by Cat Hackman. Highlights include, re-finished maple hardwoods, black slate flooring at the entry, designer lighting and window coverings, B/I speakers, a soft white palette throughout, a professional series WOLF appliance package including a 5 burner gas cooktop and wall oven, reflecting superior craftsmanship and custom millwork throughout. On arrival you will be struck by an inviting sense of space. The main level alone measures 1930 sq ft with 9’ ceilings and a bank of windows across the back, harnessing the sun – WARM & BRIGHT! With level access on arrival you will be drawn through to the living room, a comfortable spot to lounge or entertain family and friends. The kitchen features a wonderful breakfast nook, with access to the rear deck, a comfortable spot for a casual meal or to sit and enjoy the company of the cook in the family. The kitchen has it all…. a professional series appliance package, fresh quartz countertops, a striking backsplash and a functional floor plan. The main level also features a proper Dining room and a Den/home office tucked away off the entrance. This being a Bungalow Ville the primary retreat is also on the main, under 9’ ceilings, a southern exposure, direct access to the rear deck and garden and featuring an inviting 5pc en suite… with soaker tub and separate seamless glass shower. The lower level has been fully developed offering an additional 1700 sq ft of living space, also under 9’ ceilings and enjoying the warmth of in-floor heat. Here

you will find an open family room with a gas fireplace and wet bar, movies and sports will be enjoyed here. There are two well-appointed bedrooms and a full bath, freshly renovated too! PLUS… a fitness room and a separate hobby room. Additional features include an over-sized, HEATED garage, Central A/C, irrigation and an electric awning on the SW facing rear deck. This is executive living at its finest.