



GRASSROOTS
REALTY GROUP

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103 Elveden Court SW
Calgary, Alberta

MLS # A2257815



\$1,798,800

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,501 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, No Neighbours Behind, Private, Underground Sprinkler		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Convection microwave, Power blind with remote - upper window, Mirrors on walls beside fireplace, Power metal pergola.

Experience refined luxury and sophisticated design in this stunning walkout villa in exclusive Elveden Court! Magnificent Rocky Mountain and Elbow River Valley views from upgraded indoor living space and surprisingly private outdoor living areas. **MAIN:** Step out to a peaceful, private, glass rail deck with gas fireplace, gas BBQ, and power steel louvre pergola for sun or shade. Perfect for outdoor dining or enjoying serene sunsets with friends and family. Step in to towering vaulted ceilings, floor to ceiling windows and numerous skylights spill natural light into generous size living spaces all day. Multiple eye-catching interior architectural ceiling features even in the foyer and powder room, ideally accented by the artful collection of upmarket chandeliers & light fixtures. Substantial and impressive floor-to-ceiling brick fireplace in the vaulted living room. Large dining area and a chef's kitchen with premium appliances, dual wall ovens, gas cooktop with wall faucet, roomy prep/breakfast island. Note the custom hardware extras to enhance function/storage. Discreetly located office with built-ins and bright window. Primary bedroom has amazing sunset views, luxurious en suite with skylights and walk-in closet. Laundry room with ample storage and mud room with easy garage access (room for lifts!) and side exit to a fenced dog run. **WALK OUT:** In floor heating, large rec room with 3rd fireplace connected to peaceful covered patio (gas) and fenced grass area. 2 large bedrooms, plus dedicated gym/exercise room with rubber floors, glass wall feature wine room, wet bar and extra storage. This home was one of the first homes built in the complex, chosen for its views, corner lot privacy and the unique opportunity to work with designer Paul Lavoie to customize design choices more than the subsequent builds in the complex. Extensive and expensive upgrades

plus the amazing views help make this great home truly exceptional! Conveniently located close to Aspen Landing, Westhills, Westside Recreation Centre, walking/bike paths, multiple golf courses, major commuting routes and 69th Street LRT. Click 3D for interactive floor plan. Open House - Sunday Sept. 21 2-4 P.M.