



GRASSROOTS
REALTY GROUP

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60 ELMONT Rise SW
Calgary, Alberta

MLS # A2284711



\$1,650,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,058 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: NA

Welcome to a well maintained, fabulous, former West View builders show home, located in the heart of Springbank Hill, with over 4200 sq ft living space! This home has a unique layout & lovely feature such as upgraded gourmet kitchen, high end steel appliances, butler's pantry, upgraded cabinets, granite counters, coffered ceilings, hardwood flooring, spiral staircase with open risers, 2-way fireplace, 2 A/c units & 2 furnaces, 10' ceilings, built in cabinets in great room, luxurious spa bath & others. Main floor has a bright great room with living room lots of natural light, breakfast nook, kitchen surrounded by large windows, walk through pantry with a wine cooler & sink in formal dining room, a very large den, large mud room. The spiral staircase leads to upstairs, which has a very large and sizable master bedroom, large bonus room, and two other large size bedrooms, spa 5 pc bath & 4 pc washroom. Developed basement, with in floor heating, 8'9 feet ceiling height, with large family room, bedroom, washroom, large wet bar with appliances, white cabinets & granite counter, another den. Large double heated car garage, stone and stucco exterior finish, minutes away from all amenities, private & public schools, golf course, shopping, and rec centers, easy get away via Stoney Trail. A must see, book your private viewing today.