



**307 Elveden Court SW**  
**Calgary, Alberta**

**MLS # A2286811**



**\$2,000,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,769 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, ICFs (Insulated Concrete Forms), Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** TV wall mount brackets only in great room, primary bedroom and family room

Introducing a rare offering in the sold out luxury bungalow community of Elveden Court on Calgary's coveted west side, made up of only 26 units. This refined residence represents the pinnacle of lock-and-leave living, designed for discerning homeowners who appreciate exquisite craftsmanship paired with the ease of a low-maintenance, lock and leave lifestyle. This unit is elegantly finished with tile, flooring, millwork, wallpaper and stone upgrades from an already elevated build quality to create a serene, warm and inviting atmosphere. Builder owned, rest assured, every detail has been carefully executed! The open-concept main level is warm and inviting, with light oak hardwood flooring, soaring ceilings, ample skylights and expansive windows that flood the entire living space with natural light. A striking hand built stone fireplace anchors the great room under 16' ceilings, while large doors open to a west facing patio with a built-in gas fireplace, perfect for indoor-outdoor entertaining. The kitchen is a true showpiece, appointed with a premium Wolf & Sub-Zero appliance package. Custom cabinetry including an enhanced walk up pantry design is complemented by an upgraded quartz backsplash and a waterfall island creating both visual impact and exceptional functionality. The main level primary suite offers a tranquil retreat, featuring a spacious bedroom, walk-in dressing room, and a spa-inspired ensuite with in-floor heat, upgraded tile selections, dual vanities, a freestanding soaker tub, and an oversized 10mm glass shower. Custom, elegantly exciting wallpaper feature walls adorn many of the tranquil spaces throughout the home. A beautifully appointed den with custom millwork, a powder room and a well appointed laundry area complete the main floor. The fully developed walk-up level with 9' ceilings is designed for entertaining and lifestyle

flexibility. A spacious recreation area is highlighted by an upgraded gas fireplace and a wet bar. Two additional bedrooms with custom closets and a full three-piece bath provide ideal accommodation for guests or older children. This lower level also has a thoughtfully upgraded home gym, and additional storage in the mechanical room. The oversized double attached garage features a heated slab, epoxy flooring, transom windows for natural light, and a custom storage mezzanine. Built to an exceptional standard, the home was constructed with full Insulated Concrete Forms (ICF) to the soffit line, including the party wall, delivering superior thermal efficiency, sound attenuation, and long-term durability. Triple-glazed windows and skylights enhance comfort and natural light further exemplifying the quality of construction. Minutes to Aspen Landing, Westside Recreation Centre, Stoney Trail, and the Rocky Mountains, this villa community offers an unparalleled blend of privacy, quality, and convenience.