



**15 Elveden Place SW
Calgary, Alberta**

MLS # A2297111



\$3,599,900

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,703 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Heated Garage, Insulated, Quad or More Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, L		

Heating:	High Efficiency, In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Steam Room, Tankless Hot Water, Wet Bar

Inclusions: See Supplements for complete list

Homes like this don't come up often. Almost 7,000 sq ft of total living space, soaring 12-foot open-concept ceilings on the main floor, Sub-Zero and Wolf appliances, full Control4 automation, triple pane windows, motorized blinds and custom drapes throughout, and the kind of finishes that make it clear no corners were cut this is the kind of property that stops you the moment you walk through the door. The main floor is built for real life and serious entertaining. The kitchen is expansive with a walk-in pantry and a servery right beside the dining room, making hosting seamless from start to finish. Two accordion doors open wide from the main living area directly to the deck and yard, making the transition from indoor to outdoor entertaining completely seamless. The living room is generous without feeling cavernous, and there's a proper main-floor office for those who work from home and need a space that feels like one. A main-floor bedroom with its own ensuite rounds things out beautifully ideal for guests, in-laws, or a nanny suite. Upstairs, the 9-foot ceilings keep things feeling spacious without the grandeur of the main floor just the right scale for a private retreat. The primary suite is the kind of space you don't want to leave. His closet is massive and hers is something else entirely, the kind of boutique-style dressing room that makes getting ready feel like an occasion. A spa-calibre 5-piece ensuite w Steam Shower completes the retreat. Two more bedrooms and a 4-piece bath complete the upper floor, along with a dedicated laundry room right where you need it. The lower level is a genuine surprise and at 10-foot ceilings, it never feels like a basement. A dedicated gym, a wet bar, a private office, and a fifth bedroom it functions as a home within a home. The first rec room is a true home theatre, originally roughed in for a golf simulator with the

infrastructure still in place. The second is a perfect billiards room that connects to the bar exactly as it should. This level handles movie nights, teenagers, and out-of-town guests without anyone feeling on top of each other. Then there's the garage - over 1,100 sq ft with a 10-foot door for the boat, the sled, or whatever oversized toys are in the mix. With the footprint to accommodate car stackers, serious collectors will immediately see the potential here. The outdoor space is something you don't expect until you see it. One of the largest lots in the community at a third of an acre, professionally landscaped and thoughtfully designed for how people actually spend their summers. Underground irrigation keeps everything lush without the effort. Gemstone lighting sets the mood after dark. A gazebo and dedicated firepit area give you every reason to stay outside long after dinner. The upper deck is gas-wired and ready for those evenings that stretch well past sunset. The yard is roughed in for a pool, and backing onto a treed community park means the privacy and greenery extend well beyond your property line.