



**34 Elveden Heights SW  
Calgary, Alberta**

**MLS # A2303758**



**\$2,795,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,218 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Private, Treed, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bathroom Rough-in, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Walk-In Closet(s)

**Inclusions:** 2 beverage fridges, security system hardware, fire table on lower patio, wall mount TV's, Elan smart home system

Set on a private 0.23-acre lot with sunny south-facing exposure and sweeping views, this exceptional walkout bungalow by Rockwood Custom Homes offers the discerning buyer refined design and effortless living with a mature treed backdrop, providing a rare sense of privacy and natural separation. From the moment you arrive, the home conveys a quiet sense of quality—thoughtfully crafted, beautifully maintained, and designed to stand the test of time. Inside, soaring ceilings and custom millwork create a sense of understated elegance, while expansive windows frame the landscape and fill the home with natural light. The great room is both striking and inviting, anchored by a statement gas fireplace with carefully crafted built-ins, and flowing seamlessly into the dining area and gourmet kitchen. Designed with intention, the kitchen features a generous island, a fully equipped butler’s pantry with full-size freezer, and exceptional storage—equally suited to everyday living and entertaining. The main floor primary bedroom is a true retreat, positioned to capture the views and offering a spa-inspired ensuite and an expansive dressing room. A private office provides a quiet and refined workspace, ideal for work from home living. The walkout lower level continues the home’s sense of scale, with impressive 10’ ceilings, a spacious family room with fireplace and custom built-ins, and a sleek galley-style wet bar. Two generously sized bedrooms and a versatile flex room—ideal as a fitness studio, hobby room, or additional office, offer exceptional flexibility for a variety of lifestyles. Outdoors, the south facing backyard is both private and beautifully composed, with a covered patio, professional landscaping, and irrigation—creating an ideal setting for relaxed outdoor living. With a triple car garage and a comprehensive list

of features, this is a luxury home that balances craftsmanship, comfort, and location.