



**36 Elmont Green SW
Calgary, Alberta**

MLS # A2129076



\$1,685,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,764 sq.ft.	Age:	1978 (46 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle S		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed

Welcome to 36 Elmont Green, a sprawling 2700 sqft bungalow nestled in Elmont on Springbank Hill. This spacious home has undergone a stunning transformation, offering charm & modern comfort. Upon entry, you're greeted by a grand foyer with a beautiful powder room & mudroom access. The living space is bright and airy, flooded with natural light from abundant windows showcasing views of the front and back yards. The kitchen is a chef's delight, with a built-in pantry, ample drawer space, under cabinet lighting, & a unique bridge-style fireclay farmhouse sink overlooking a large 5 x 5 window. High-end appliances include a built in KitchenAid refrigerator, dual convection oven/microwave, wine fridge & induction cooktop. The one of a kind quartz underlit island is a focal point, perfect for entertaining, meal prep & casual dining. Adjacent to the kitchen is a large den overflowing with light from a huge window & patio doors opening to a side deck. The sunken great room features a double-sided wood-burning fireplace clad w/ century old vintage farmhouse shingles & flows seamlessly onto the expansive 650 sq ft deck which overlooks a large park! The beautiful primary suite boasts lots of natural light w/ patio doors opening onto the deck. From here, enter the luxurious ensuite with herringbone tile floor & wall tile, dual sinks, a freestanding soaker tub, & a custom shower. The "sex in the city" walk-in closet worthy of any Calgary socialite! A plethora of cabinets, large mirrored doors, ample hanging racks & purse shelving. There is a window for natural light at the vanity table, shoe closets, & yes; jewelry drawers for all her accessories. Throughout the home, you'll find site-finished oak hardwood floors, LED recessed lighting, and high-end fixtures. The walkout level has a gas fireplace, an Arizona style sunroom, a massive guest bedroom w/ a walk-in closet &

custom shelving ensures your guests a private oasis. There is a half bath and a large main bath with a custom shower and dual sinks. Two additional large bedrooms create room for every family member along with a fifth room that remains a blank canvas for your wine cellar/scotch tasting or movie room! The large furnace room has space for a freezer, 2nd washer/dryer & shelving. On the west wing of this home sits a large, separate, finished & heated space which is being utilized as a gym. It boasts high ceilings, huge windows, built-in shelving & an awesome bathroom w natural marble heated floors & a custom marble shower w/ bench. So many possibilities with this space (Mini suite, artist studio, office...) It has access from the garage and an exterior man door from the driveway. The possibilities are endless!. Outside, a 60-foot parking lane with custom tracks accommodates trailers and motorhomes. There are some areas that are waiting to be finished and personalized by the new owner. In conclusion, 36 Elmont Green offers a great lifestyle, seamlessly blending indoor and outdoor space for the ultimate living experience.