



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**10 Elmont Close SW**  
**Calgary, Alberta**

**MLS # A2204667**



**\$2,290,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,573 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to a luxurious new home in the prestigious Springbank Hill community of Calgary! This beautiful 2-storey home is currently under construction, with possession available in approximately 8 to 10 months. There's still time to customize the interior finishes to suit your personal taste. Located on a desirable street on Elmont Close SW, this thoughtfully designed home offers a perfect balance of elegance and functionality. Oversized windows and an open-concept layout create a bright and spacious atmosphere throughout. The heart of the home is the well-equipped kitchen, featuring professional-grade appliances, a sleek quartz island, well-appointed cabinetry, a spice kitchen and a pantry adds extra convenience for preparing large meals or entertaining. The main floor layout includes a large living room with a modern fireplace, a spacious dining area, a 2-piece bathroom, a functional mudroom, and a private office &mdash; ideal for working from home or organizing daily routines. Upstairs, the primary suite offers a walk-in closet and a stunning 5-piece ensuite with modern finishes. Three additional bedrooms, an attached full bathroom, and a spacious bonus/family room complete the upper level &mdash; perfect for a growing family. The fully finished basement adds even more living space, including two additional bedrooms, a large rec room, a full bathroom, a wet bar, and a separate entrance &mdash; ideal for guests or extended family. Set in one of Calgary's most sought-after neighborhoods, this home blends high-end design, everyday comfort, and unbeatable location. Experience the lifestyle you've been looking for &mdash; with the rare opportunity to make it truly your own.