



**GRASSROOTS**  
REALTY GROUP

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**7250 Elkton Drive SW**  
**Calgary, Alberta**

**MLS # A2206672**



**\$1,950,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,253 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Driveway, In Garage Electric Vehicle Charging Station(s), Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped, Low Maintenance Landscape, See Remarks		

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

**Features:** Beamed Ceilings, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** KitchenAid Fridge, Gas stovetop, double oven, microwave, hood fan, dishwasher, Frigidaire deep freezer in Garage, Panasonic microwave, Arctic King mini fridge, all window coverings, Samsung washer, Samsung dryer, large BBQ on the main floor, garage door openers, 22 cameras and monitoring system. Culligan water filtration system. All other furniture and electronics are negotiable with the exception of excluded items listed.

Welcome to 7250 Elkton Drive SW, a stunning estate home offering over 4,500 SQFT of beautifully developed living space in the prestigious community of Springbank Hill. From the moment you step inside, you'll be captivated by the home's stature, warmth & elegant design, where a sprawling yet intimate floor plan perfectly balances grand entertaining and cozy family living. The main floor features a bright living room, spacious home office or guest suite. The heart of the home is the magazine-worthy chef's kitchen, boasting a dramatic oversized quartz apron island, high-end appliances, a generous walk-in pantry, and an open layout that flows seamlessly into the dining and living areas, where guests can gather around the stunning floor-to-ceiling tiled fireplace. Step outside to the expansive rear deck and let the kids play under the shade of a majestic historic tree. Upstairs, the luxurious Primary Suite offers a private retreat with its own sitting area and access to a front patio with city views, plus a spa-like ensuite featuring a standalone glass shower, tear-drop soaker tub, and a fashion-lover's dream walk-in closet. The second bedroom enjoys its own private ensuite, while the third and fourth bedrooms share a convenient Jack-and-Jill bathroom, with upper laundry completing the level. The fully finished basement extends the living space with a sleek wet bar, custom built-ins, and two additional bedrooms, perfect for extended family or guests. A triple garage with epoxy floors, an EV charger, and private entrances from both the garage and side patio add incredible convenience. With central A/C and situated minutes from top schools, shopping, fine dining, and recreation, this home is the perfect blend of luxury, functionality and timeless charm - your dream oasis awaits!

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