

\$1,099,900 - 49 Elmont Estates Manor Sw, Calgary

MLS® #A2088532

\$1,099,900

6 Bedroom, 4.00 Bathroom, 2,796 sqft

Residential on 0.15 Acres

Springbank Hill, Calgary, Alberta

SUPERB OPPORTUNITY! “ SPACIOUS, IMMACULATE FAMILY HOME IN HIGHLY DESIRABLE SPRINGBANK HILL LOCATION” A home of this quality and design rarely becomes available in this quiet and mature neighbourhood. Original owners, only minutes to downtown, schools, shopping, Aspen Landing, the new Stoney Trail, and many amenities, including the West Side Rec Centre and steps to Elmira Park. A former show home, this beautifully maintained home is ideal for an active family offering over 4000 sq ft of developed living space with a bonus room and fully developed basement. The open concept main floor plan offers a slate tile entrance, neutral décor, maple hardwood flooring, 9 ft ceilings and large windows. There's a den off the front entrance, a spacious kitchen with maple cabinetry, SS appliances, granite countertops, an island/breakfast bar, slate backsplash and a large, walk-through pantry leading to the main floor laundry with a handy sink, powder room and access to the garage. Completing this level is a spacious living room with a cozy gas fireplace, garden door access to the back deck and a dining area featuring a coffered ceiling. The upper level offers a bonus room and 3 large bedrooms, including a primary suite with a built-in dresser, huge walk-in closet and a spa-like ensuite bathroom with jetted corner tub, separate shower and WC, granite countertops, in-floor heat, and dual sink vanity. A 4 PC bathroom completes this level. The



fully developed basement is very functional and includes a large rec room with fireplace and wiring for a sound system, 3 large bedrooms, a den, a full 3 PC bathroom, and a storage room. The bedrooms are great for guests, family and a quiet yoga/workout room or hobby space. This level is roughed in for in-floor heating and is finished with cork flooring and carpet in the bedrooms. Dual furnaces keep the whole house comfortable for all. Enjoy the outdoors in the large, fully landscaped and fenced backyard with mature trees. The attached, oversized double garage has epoxy flooring and is finished. An exceptional home that is a must-see – view the 3D tour, photos and floor plans and call for a viewing today!

Built in 2007

Essential Information

MLS® #	A2088532
Price	\$1,099,900
Sold Price	\$1,050,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,796
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	49 Elmont Estates Manor Sw
Subdivision	Springbank Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 5Y4

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, See Remarks
Appliances	Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	November 22nd, 2023
Days on Market	32
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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