

# \$899,900 - 35 Elktion Place Sw, Calgary

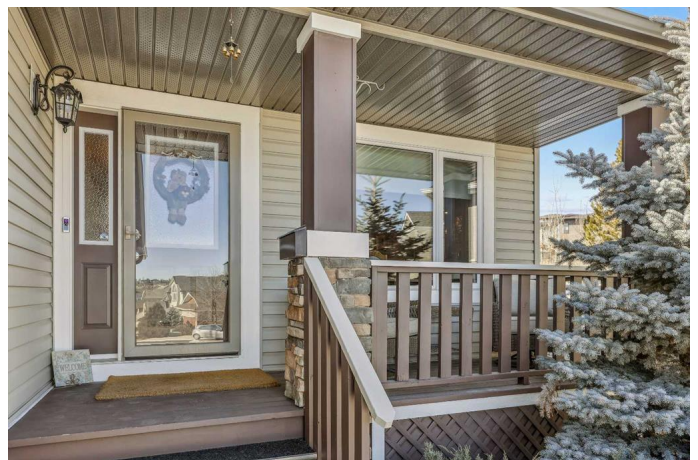
MLS® #A2109828

**\$899,900**

3 Bedroom, 3.00 Bathroom, 1,999 sqft  
Residential on 0.14 Acres

Springbank Hill, Calgary, Alberta

**\*\* MASSIVE ESTATE HOMESITE \*\* .13~ACRES \*\* Custom Built Executive Family Home with peace of mind living and energy efficiency \*\* Premium location - top of a safe, quiet cul de sac \*\* Extensive upgrades, updates, and superior quality, with over 1999+ square feet of luxurious air-conditioned living. You will be impressed with the expansive views and yard space featuring artificial grass, a natural grassy area, mature trees, a fire pit and paver patio, gardens, and vistas. Rich curb appeal with architectural features - dramatic roof peaks, covered entry, stone faced trim and column detail, 14 solar roof panels (2020) with 5.05 Kw generation, newer roof shingles (2019), exterior repainted (2023) complete this spectacular elevation. Extensive upgrades throughout, and the details are superb. This is a must-see home! Chef's kitchen includes quartz countertops, glass tile backsplash, custom raised panel oak wood cabinets/doors, extension trims, and High-end stainless steel appliances, including a gas cooktop stove. There is a quiet dishwasher and microwave shelf, an oversized central island with a raised eating bar, RO water tap, a granite undermount sink, a walk-through pantry room, and a large breakfast nook with even more views. The main floor layout also includes a living room with soaring 2 story high ceilings, a tiled-faced gas fireplace with a mantle & blower fan kit, a formal dining room, a good-sized open foyer, and hardwood floors. An open staircase with wood/metal railing**



## 35 ELKTON PLACE SW

PER A MEASUREMENT STANDARD - CALGARY 28  
MAIN LEVEL (AG) - 1121.80 Sq Ft / 104.21 m<sup>2</sup>  
UPPER LEVEL (AG) - 876.77 Sq Ft / 81.45 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 1998.57 Sq Ft / 185.66 m<sup>2</sup>  
UNDEVELOPED BASEMENT AREA (BG) - 1105.89 Sq Ft / 102.74 m<sup>2</sup>  
TOTAL AG/BG AREA - 3104.48 Sq Ft / 288.40 m<sup>2</sup>



leads to the upper three bedrooms and open to below views of the main living area. Stately primary bedroom suite with large windows, newly renovated bathroom for ultimate comfort and visual appeal, and huge custom walk-in closet. Dual sinks, a shower with a corner seat/foot rest and glass doors, a gorgeous soaker tub, and a separate powder room complete this stunning en-suite. BONUS: You'll also enjoy the entertainment potential that a ZEN Oasis can offer! This west-facing pie-shaped backyard offers several resort lifestyle living zones. There are many outdoor elements, such as an outdoor firepit meeting area, a side conversation patio, and a BBQ section with an outdoor dining area, including a gazebo. Your guests will have a wonderful evening of conversations with adventures through the terraced walking paths and late drinks by the fire! With manicured landscaping with ambient lighting, a double brick retaining wall, mature trees/shrubs, and a dog run "this home is ready to move into and enjoy this upcoming summer season. Other notable upgrades include a 220V 50A circuit for electric vehicles installed & ready for a Type 2 charger unit, an irrigation system for all three lawn areas, plus micro irrigation watering, newer triple pane window(s), German triple pane 4mm thick break-in defensible basement windows, shed, Newer lighting and plumbing fixtures, tankless water system, HRV, water softener, smart light switches + more!. Call your friendly REALTOR(R) to book your viewing right away!

Built in 2003

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2109828  |
| Price      | \$899,900 |
| Sold Price | \$970,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,999       |
| Acres          | 0.14        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 35 Elkton Place Sw |
| Subdivision | Springbank Hill    |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T8H 4Y3            |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                             |
| Parking Spaces | 4                                                                                                 |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Side By Side |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Purifier, Water Softener, Window Coverings     |
| Heating           | Central, Forced Air, Natural Gas                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                |
| Fireplaces        | Family Room, Gas, Mantle, Tile                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                              |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Courtyard, Lighting, Private Yard, Rain Gutters

Lot Description        Back Yard, Fruit Trees/Shrub(s), Gazebo, Front Yard, Low Maintenance  
Landscape, Interior Lot, Many Trees, Street Lighting, Pie Shaped Lot,  
Sloped Down, Views

Roof                      Asphalt Shingle

Construction          Stone, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             February 29th, 2024

Date Sold                March 4th, 2024

Days on Market        4

Zoning                   R-1

HOA Fees                0.00

**Listing Details**

Listing Office           Jayman Realty Inc.

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