

# \$2,250,000 - 31 Elmont Drive Sw, Calgary

MLS® #A2158352

**\$2,250,000**

3 Bedroom, 5.00 Bathroom, 3,476 sqft

Residential on 0.32 Acres

Springbank Hill, Calgary, Alberta

The quality craftsmanship of this Springbank Hill home is sure to impress and provide both luxurious and functional living space. Situated on a generous 80' x 150' lot with expansive views over the Weaslehead and Glenmore reservoir area this home is a must-see. With high quality finishings inside and out, this walkout-bungalow offers almost 7,000 sq.ft of luxurious living space. This stunning home is an art piece in itself. The architecture of this home will complement both modern and traditional styles, in its versatile and classic look. The living area boasts large windows with large beams and millwork throughout, giving this space a sense of grandeur. The gourmet kitchen with Thermador appliances is well lit by a large skylight and windows overlooking the backyard. Experience the joy of cooking and dining in this beautifully appointed kitchen, where every detail is designed to enhance your culinary experience. Off the kitchen you will find a solarium, a perfect place to enjoy your morning coffee, this unique room features a stone fireplace which will make it a favourite spot all year long. Whether your enjoying sunsets with a glass of wine or getting those first rays of light with your coffee in the morning, you can enjoy the beauty of being in nature with the comforts of being indoors. A beautiful curved bar area leads you to the formal dining room, which was designed for stylish gatherings and intimate meals, this space has a classic look, ample seating, and



natural light. Whether hosting dinner parties or enjoying family meals, the dining room offers a warm and inviting atmosphere for memorable moments.

The primary suite is a luxurious retreat with an elevated wall fireplace that adds ambiance to the elegant room. The ensuite is spa-like with a custom large vanity, stand-alone beautiful tub and steam shower.

The basement has been curated to provide entertainment, fitness and leisure. The large home theatre room is stepped and has a curved ceiling to provide maximum comfort and the best viewing experience for your family and guests. This home gym has plenty of natural light as it looks out onto the backyard with easy access to the outdoor hot tub. The recreational room offers ample space for games and gatherings and features a bar area to bring the entertaining downstairs seamlessly.

The exterior of the house is as well thought out and designed as the interior. The impressively large back deck has both covered and uncovered areas to make it inviting and functional in all kinds of weather. You will love hosting on this back deck, with plenty of space for an eating area and lounging spaces. Both the front and back are well landscaped, giving beauty and presence in its curb appeal.

The oversized triple garage offers plenty of space for your vehicles and sports gear you might have. This home has 2 on demand HW systems, two fan coil heating units, in slab heating in the basement and garage.

This is a must see for a truly discriminating buyer!

Built in 2008

## **Essential Information**

MLS® #	A2158352
Price	\$2,250,000

Sold Price	\$2,235,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,476
Acres	0.32
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	31 Elmont Drive Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5Y4

### Amenities

Parking Spaces	6
Parking	Heated Garage, Oversized, Triple Garage Attached

### Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Fan Coil, High Efficiency, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Reverse Pie Shaped Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 22nd, 2024
Date Sold	September 28th, 2024
Days on Market	37
Zoning	R-1
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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