

\$2,100,000 - 312 Elveden Court Sw, Calgary

MLS® #A2173393

\$2,100,000

3 Bedroom, 4.00 Bathroom, 1,968 sqft

Residential on 0.11 Acres

Springbank Hill, Calgary, Alberta

The last remaining unit backing greenspace in prestigious Elveden Court. This 26 unit bungalow villa project, located in the coveted Springbank Hill on Calgary's west side is an urban oasis for the discerning buyer. Capture this opportunity to live in a brand new, lock and leave, bespoke property, knowing the community construction will be completed in mid 2025. This unit is the largest floor plan offered in the complex, with almost 1,900 sqft on the main level, a fully developed lower level, and triple tandem garage. Thoughtfully designed and built to an exceptional standard of quality, with premium construction details including concrete exterior walls (Insulated Concrete Forms (ICF)), triple pane windows, solid core doors, and custom millwork throughout. Natural light floods the main level of this home and the open concept spaces blend seamlessly for day to day living and easy entertaining. Soaring entryways greet you, and as you move through the designated dining area to the gourmet kitchen fit for any culinary enthusiast, light streams through the skylights tucked into the 16"™ tray ceilings. The kitchen boasts a top end Wolf & Sub-Zero appliance package, abundant quartz countertops, a custom millwork hood fan surround, a generous island and plenty of storage. The great room, with a gas fireplace and its extraordinary millwork detail, grounds the grand ceiling height and this space opens onto a large private patio facing forested green space, complete with a built-in gas fireplace,



perfect for Calgary evenings. The main floor primary retreat is truly an oasis, hosting a large bedroom with a custom dressing room/walk-in closet and spa-worthy ensuite, complete with in-floor heat, dual vanity, free standing soaker tub, and a 10mm glass shower. The unique upper loft space offers a wet bar, 2 piece bathroom, and opens directly to a beautiful west facing patio. The lower level has 9â€™™ ceilings, in-slab heat, and a large entertainment space for watching television and relaxing. With a wet bar, two bedrooms with custom closets, a full 3 piece bath, and an untouched flex room that can be used as a fitness space, theatre room, or craft space, this level offers ample opportunity for hosting company and comfortable day to day living. The attached triple tandem garage comes with polyspartic flooring and fabulous transom windows that allow in an abundance of light. This premium unit is currently under construction, offering the buyer an opportunity to work with Bridgette Frontain Interiors to personalize their finish selections. This low maintenance, lock and leave home comes complete with landscaping, snow removal, exterior lighting and fencing, all thoughtfully designed to ensure upscale living and peace of mind. *Please note: these pictures are taken from another finished unit so style and color selections may not be exactly as shown.

Built in 2025

Essential Information

MLS® #	A2173393
Price	\$2,100,000
Sold Price	\$2,100,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2

Square Footage	1,968
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	312 Elveden Court Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2A9

Amenities

Amenities	None
Parking Spaces	5
Parking	Triple Garage Attached, Front Drive, Oversized, Side By Side, Tandem

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s), Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Built-In Oven, Gas Cooktop, Water Softener
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, No Neighbours Behind, Landscaped, Rectangular Lot,

	Views, Low Maintenance Landscape, Street Lighting, Underground Sprinklers, Wooded
Roof	Asphalt Shingle
Construction	Brick, Stucco, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	October 18th, 2024
Date Sold	November 25th, 2024
Days on Market	38
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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