

FEATURE SHEET

409 Elveden Court SW **SPRINGBANK HILL**

OVERVIEW:

- 2021 built luxury bungalow villa home exquisitely positioned in the coveted west end community of Springbank Hill
- A luxury villa complex hosting 26 units designed by Paul Lavoie and premium quality construction including ICF Insulated Concrete Forms (ICF) and triple pane low E windows
- Featuring over 3150 sqft of total space, 3 bathrooms and 3 bedrooms - with the primary retreat on the main floor and two additional bedrooms in the walkout level
- Attached oversized double car garage (21'5" x 19'8") fully finished with radiant in-floor heat
- In ceiling audio speakers throughout
- Solid core doors throughout
- Central air conditioning
- Custom window coverings including gorgeous 16' sheers in great room and blackout blinds in bedrooms
- Exceptional access to Aspen Landing, the Rocky mountains, the new Stoney Trail extension and west Calgary restaurants and amenities
- Elveden Court is a luxury master planned bareland condo community with a monthly condo fee of \$270 which covers common area maintenance, landscaping, snow removal for driveways and roadways, and reserve fund contributions

OUTDOOR FEATURES

- Stunning deck with gas fireplace off great room with louvered privacy pergola perfect for relaxing or entertaining
- Walk-out level patio
- Professionally landscaped with irrigation

MAIN FLOOR (1581 sqft RMS)

- Premium finish details with engineered hardwood and travertine floors, flat finish ceilings with 10' ceiling height, 12' ceiling height in dining space and 16' ceiling height in great room
- Expansive 16' vaulted foyer
- Luxurious office with French pocket doors
- Decadent kitchen with quartz countertops, pot filler, eating island with quartz waterfall countertop, and premium appliance package including Wolf 5 burner gas cooktop, Wolf wall oven, Wolf microwave, SubZero fridge/freezer combo and Asko dishwasher
- Luxurious open concept great room featuring 16' tray ceilings, expansive windows with custom drapery and focal gas fireplace with artisan millwork surround
- Dedicated dining space hosting feature 12' ceiling with multiple skylights
- Exquisite primary bedroom retreat with tray ceiling detail, large walk-in closet/dressing room with custom built-ins throughout including shoe wall and spa-inspired ensuite hosting in-floor heat, dual sinks, freestanding soaker tub, walk-in curbless shower, water closet and skylight
- Elegant powder room with quartz countertop and under cabinet lighting
- Generous mudroom / laundry room with extensive storage, quartz countertops and laundry sink

WALK-OUT LEVEL (1573 total sqft)

- Hydronic in-floor heat throughout lower level
- Large recreation / family room built for relaxing with gas fireplace and custom entertaining wet bar hosting beverage fridge, quartz countertops and bar sink
- Expansive bedrooms two and three, both with large closets with custom built-ins
- Large 3 piece bath with quartz countertops
- Spacious undeveloped room perfect as a fitness room, media room or craft room
- Mechanical room with high efficiency dual zone furnace, in-slab hydronic heat system, 75 Gallon dual purpose hot water tank, water softener and heat recovery ventilator

While reasonable efforts have been made to verify the above information, it is not guaranteed and should be independently verified.

JACQUELINE THOROGOOD
Luxury Sales Advisor
403.909.8766
jthorogood@sothebysrealty.ca

BARB RICHARDSON
Senior Vice President
403.613.8737
brichardson@sothebysrealty.ca