



**GRASSROOTS**  
REALTY GROUP

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**9 Elveden Drive SW**  
**Calgary, Alberta**

**MLS # A2230818**



**\$5,200,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,076 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	2.65 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Corner Lot, Fruit Trees/Shrub(s), Ga		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Bookcases, Built-in Features, Central Vacuum, Chandelier, Crown Molding, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

**Inclusions:** Modular shed (beside the garage), Garage Door Openers,

**PREMIER 2.65 ACRE ELVEDEN ESTATE - BACKING ONTO SPRINGBANK HILL COMMUNITY PARK.** A prime opportunity to secure a rare corner parcel in prestigious Elveden Estates &mdash; the exclusive enclave within Springbank Hill. This elevated site boasts outstanding future development potential along with panoramic views. Backing directly onto six acres of designated municipal reserve &mdash; Springbank Hill Community Park, the property offers a tranquil, private setting adjacent to mature natural woodlands and Community Gardens. This unique connection to nature is a true luxury within city limits. A beautifully crafted executive home designed by John Haddon currently occupies the site, providing valuable flexibility. Impeccably maintained and in excellent condition, the home can be lived in or rented while planning future development or incorporated into new plans with thoughtful renovations. This is one of the last remaining large parcels in this coveted west-end corridor, surrounded by luxury estates, top-ranked schools (including Griffith Woods School directly across the street), and premium amenities. Just minutes to Aspen Landing, Westhills, major routes, and LRT access &mdash; this location combines prestige with everyday convenience. A rare, strategic acquisition in one of Calgary's most desirable communities. This opportunity is not to be missed. Book your private showing today. Please do not walk the property without an appointment. Property includes registered utility right-of-ways, details available in supplements. Listing agent is related to the seller by marriage. Full Disclosure made in accordance with RECA guidelines. As per seller's instruction, all offers will be reviewed at 4:00 PM on Friday, June 20th. Kindly submit offers by 2:00 PM.

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