



**GRASSROOTS**  
REALTY GROUP

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**111 Elysian Crescent SW**  
**Calgary, Alberta**

**MLS # A2236078**



**\$919,999**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Gentle Sloping, Landscaped, Lawn, Low Maintenance		

**Heating:** In Floor, Fireplace(s), Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Concrete, Mixed, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 265

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A.

OPEN HOUSE SATURDAY JULY 5TH 3PM-5PM. Tucked into the desirable community of Springbank Hill, this meticulously maintained walkout bungalow duplex offers over 2,800 sq.ft. of beautifully developed, low-maintenance living space—perfectly suited for those seeking comfort, convenience, and refined elegance in a superb 18+ development. As a rare corner unit, the home enjoys abundant natural light throughout, enhanced by soaring vaulted ceilings and full-height windows at the rear. Rich hardwood floors flow through the open-concept main level, which features a spacious living room anchored by a striking floor-to-ceiling fireplace with soft neutral tile. The well-appointed kitchen boasts solid wood cabinetry, granite countertops, newer stainless-steel appliances, and an abundance of storage, all seamlessly integrated with a generous dining area—ideal for entertaining or quiet evenings at home. The main floor primary suite is a serene retreat with a large picture window, walk-in closet, and a spa-inspired five-piece ensuite complete with dual undermount sinks on granite counters, solid wood shaker cabinetry, framed mirrors, a deep soaker tub beneath a sun-filled skylight, and a private water closet and shower. Additional main-level features include a laundry/mudroom with granite counters and a utility sink just off the attached double garage. Downstairs, the full walkout basement is a standout feature, offering radiant in-floor heating and a flexible, open-concept layout ideal for relaxation or entertaining. Full-height windows and double doors with built-in blinds bring in abundant natural light and open to the backyard, creating a seamless indoor-outdoor connection. The space is divided subtly by architectural columns and partial soffits, maintaining flow while defining zones for a home gym, media room, games area, or additional flex space. A

warm, neutral-tone carpet enhances comfort and sound insulation, while the staircase is finished with a wooden handrail and decorative iron spindles, echoing the home's transitional style. Two additional large guest bedrooms and a full four-piece bathroom—complete with granite countertops, rich hardwood cabinetry, and a tub/shower combo—provide comfortable accommodations for visitors. A large mechanical room adds functional value with ample storage space. Ideally located close to shopping centers, medical offices, and senior-friendly amenities, this exceptional home offers the perfect balance of style, space, and convenience in a quiet, highly sought-after enclave.