



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**100 Elkton Close SW
Calgary, Alberta**

MLS # A2284990



\$2,895,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,646 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Driveway, Front Drive, Quad or More Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 1 Additional Fridge, 2 Additional Dishwashers, 1 Additional Wine Fridge

Welcome to 100 Elkton Close SW, a spectacular luxury walk-out bungalow with loft by Winchester Builders, ideally situated on one of Springbank Hill's most exclusive crescents. Offering 6,160 total square feet of impeccably finished living space plus a heated quadruple garage, this home delivers exceptional craftsmanship, thoughtful design, and everyday livability at the highest level. From the moment you enter, soaring ceilings, abundant natural light, and designer finishes create an immediate sense of understated elegance. The heart of the home is a stunning gourmet kitchen, anchored by an 11.5' quartz sit-up island with added storage, top-of-the-line Thermador appliances, custom Hammersmith hood fan, beverage centre, and soft-close custom cabinetry with maple-lined, dovetail drawers. A fully equipped butler's pantry adds a second sink, dishwasher, beverage fridge, Bosch speed oven, and generous storage. The kitchen flows seamlessly into the dining and great room, highlighted by a dramatic fireplace and coffered ceiling. A versatile flex room provides the option for a home office or formal dining space. The main-floor primary retreat is a true sanctuary, featuring a private deck, spa-inspired ensuite with heated floors, soaker tub, glassed shower, double vanity, private water closet, and a show-stopping walk-in closet with custom built-ins and dual laundry chutes. A second main-floor bedroom with its own heated-floor ensuite, a beautiful powder room, a dream laundry room, and a large mudroom complete this level. The upper loft offers a quiet retreat with a dual tech desk, TV lounge, private 4-piece bath, linen storage, and a third bedroom. The expansive walk-out lower level is designed for entertaining, featuring a custom wet bar with large island, third dishwasher, and illuminated glass wine storage for 144

bottles. A second fireplace anchors the lounge area, alongside space for a full-size pool table, seating areas, a glass-enclosed home gym, fourth bedroom, full bathroom with heated floors, and a flex space easily converted to a fifth bedroom. A full-width deck with privacy panels and future hot tub wiring extends outdoor living. Additional highlights include flat ceilings, solid core doors, custom lighting, CAT5 wiring, Ecobee thermostats, air conditioning, built-in speakers, Ring security, and a 900+ sq. ft. heated quadruple garage with 10 doors, epoxy flooring, EV charging, hot/cold taps, floor drains, and lift-ready ceilings. The professionally landscaped yard features xeriscaping and irrigation. Ideally located near top public and private schools, parks, pathways, Westhills, Aspen Landing, Westside Rec Centre, and major roadways, this is an exceptional Springbank Hill residence where luxury meets effortless living.