



**60 ELMONT Rise SW**  
**Calgary, Alberta**

**MLS # A2301702**



**\$1,450,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,058 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

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

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

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

**Foundation:** Poured Concrete

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** NA

Welcome to a well maintained, fabulous, former West View builders show home, located in the heart of Springbank Hill, with over 4200 sq ft living space! This home has a unique layout & lovely feature such as upgraded gourmet kitchen, high end steel appliances, butler's pantry, upgraded cabinets, granite counters, coffered ceilings, hardwood flooring, spiral staircase with open risers, 2-way fireplace, 2 A/c units & 2 furnaces, 10' ceilings, built in cabinets in great room, luxurious spa bath & others. Main floor has a bright great room with living room lots of natural light, breakfast nook, kitchen surrounded by large windows, walk through pantry with a wine cooler & sink in formal dining room, a very large den, large mud room. The spiral staircase leads to upstairs, which has a very large and sizable master bedroom, large bonus room, and two other large size bedrooms, spa 5 pc bath & 4 pc washroom. Developed basement, with in floor heating, 8'9 feet ceiling height, with large family room, bedroom, washroom, large wet bar with appliances, white cabinets & granite counter, another den. Large double heated car garage, stone and stucco exterior finish, minutes away from all amenities, private & public schools, golf course, shopping, and rec centers, easy get away via Stoney Trail. A must see, book your private viewing today.