



GRASSROOTS

REALTY GROUP

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**315 Elveden Court SW
Calgary, Alberta**

MLS # A2303163



\$2,080,000

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,725 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, ICFs (Insulated Concrete Forms), Stucco	Zoning:	R-G
Foundation:	ICF Block, Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Fridge/freezer combo & Beverage fridge in bar area downstairs.

Presenting an opportunity to own a never-lived-in residence in Elveden Court, a prestigious and sold-out community of only 26 bungalow villas on Calgary's west side. This luxury home represents the pinnacle of "smartsizing," specifically designed for discerning homeowners who refuse to compromise on quality while seeking the ultimate lock-and-leave lifestyle. Whether you are spending your winters south or your weekends in the mountains, this home offers the peace of mind and maintenance-free ease you've been looking for without sacrificing bespoke finishes and premium construction. The interior is a masterclass in modern elegance, defined by a high-contrast palette where dark elements meet crisp gallery walls and gleaming floors. The open-concept main level features soaring ceilings, multiple skylights, and expansive windows that flood the space with natural light. A custom fireplace surround reaching the 16' ceilings anchors the great room creating a chic focal point in the home, while large doors transition seamlessly to a west-facing patio. This outdoor oasis extends the living space and is elevated by a built-in gas fireplace and a remote-controlled louvred pergola, allowing customized sun exposure or protection from the elements while entertaining. The kitchen is a flawless blend of style and utility, featuring premium, integrated Wolf and Sub-Zero appliances, custom cabinetry, plenty of counter space and a commanding island wrapped in deep, inky quartz that provides a sophisticated contrast to the light cabinetry. The main floor continues to impress with a primary suite that serves as a true sanctuary, boasting a walk-in dressing room and a spa-inspired ensuite with in-floor heat, dual vanities, a sizeable shower and a freestanding soaker tub. A private den with sleek barn door access, a mood-filled powder room featuring bold

designer wallpaper and a statement pendant light, and a well-appointed laundry room complete the main level, ensuring all your daily essentials are accessible on one floor. The fully developed, in floor heated lower level, with nine-foot ceilings and a third fireplace, is engineered for lifestyle flexibility and hosting. A generous recreation area features a designer wet bar with custom glossy millwork and dual refrigeration, while two additional bedrooms provide ideal accommodations for guests or teens. A flex room offers the perfect footprint for a home gym or hobby space. The spacious lower patio leads directly to the fenced, private west facing yard. The oversized double garage boasts a heated slab, transom windows and ceiling height to accommodate a car lift. Built to an exceptional standard with full Insulated Concrete Form (ICF) construction to the soffit line and triple-glazed windows, this home offers superior sound attenuation and thermal efficiency. Located just minutes from Aspen Landing and the Rocky Mountains, this villa offers an unparalleled blend of privacy and convenience for the next chapter of your life.