



**34 Elveden Heights SW
Calgary, Alberta**

MLS # A2303758



\$2,499,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,218 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Private, Treed, Underground Sprinklers		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Walk-In Closet(s)

Inclusions: 2 beverage fridges, security system hardware, fire table on lower patio, wall mount TV's, Elan smart home system

Rare Rockwood Custom Homes walkout bungalow set on a private 0.23-acre lot with sunny south-facing exposure and sweeping views. Perfect for the discerning buyer looking for refined design, top quality finishings and effortless living with a mature treed backdrop, providing a rare sense of privacy and natural separation. From the moment you arrive, the home conveys a quiet sense of quality—thoughtfully crafted, beautifully maintained, and designed to stand the test of time. Inside, soaring ceilings and custom millwork create a sense of understated elegance, while expansive windows frame the landscape and fill the home with natural light. The great room is both striking and inviting, anchored by a statement gas fireplace with carefully crafted built-ins, and flowing seamlessly into the dining area and gourmet kitchen. Designed with intention, the kitchen features a generous island, a fully equipped butler's pantry with full-size freezer, and exceptional storage—equally suited to everyday living and entertaining. The main floor primary bedroom is a true retreat, positioned to capture the views and offering a spa-inspired ensuite and an expansive dressing room. A private office provides a quiet and refined workspace, ideal for work from home living. The walkout lower level continues the home's sense of scale, with impressive 10'8" ceilings, a spacious family room with fireplace and custom built-ins, and a sleek galley-style wet bar. Two generously sized bedrooms and a versatile flex room—ideal as a fitness studio, hobby room, or additional office, offer exceptional flexibility for a variety of lifestyles. Outdoors, the south facing backyard is both private and beautifully composed, with a covered patio, professional landscaping, and irrigation—creating an ideal setting for relaxed outdoor living. With a triple car

garage and a comprehensive list of features, this is a luxury home that balances craftsmanship, comfort, and location.