



**8 Elmont Court SW
Calgary, Alberta**

MLS # A2314670



\$1,000,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,592 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, On Street, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Garden,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: Garage Fridge, 2x 5x5 Kallax shelving units, white rain barrel, weather station, firepit with tank storage

Tucked away on a quiet Cul-de-sac is your new home with Great New Beginnings. This family home has a thoughtful design, modern comfort & timeless style. 4 bedrooms, 3.5 bathrooms, a fully finished basement and a spacious Sunroom. A RARE TRIPLE CAR GARAGE. Don't forget about your backyard deck overlooking a picture book setting of trees, lawn, garden and grounds. PLUS a separate area with a firepit to keep you cozy in Spring, Autumn & Winter. The main level offers a formal dining room, living room with a fireplace, a kitchen featuring granite countertops, Sunroom, laundry room, & 2 pc bathroom. The upper level has a family room with another fireplace, huge master bedroom with ensuite, 2 additional bedrooms with a Jack & Jull bathroom. The lower level offers another bedroom, bathroom, Rec room, Den, & storage. Located in desirable Springbank Hills, close to Aspen Landing & Westhills shopping Centres, Westside Rec Centre, top schools like Griffin Woods and Ernest Manning high school. The nearby 69th Street LRT has an easy commute to downtown. Parks, playgrounds and walking paths surround the community. Call to view this exceptional home.