



GRASSROOTS
REALTY GROUP

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11 Elveden Place SW
Calgary, Alberta

MLS # A2328879



\$3,499,999

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,693 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	5 full / 4 half
Garage:	Aggregate, Garage Door Opener, Garage Faces Front, Oversized, Side By Side		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscaping		

Heating:	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas, Radiant, Zoned	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Hot tub, window drapery.		

Welcome to a home that truly has it all—luxury, elegance, & thoughtful design—nestled in a quiet cul-de-sac in Springbank Hill. This expansive residence showcases over 8000 SF of impeccable craftsmanship, high-end finishes, & a layout perfect for both everyday living & grand entertaining. Recent functional renovations have elevated the home further: the main-floor living plan has been opened up, a mezzanine added to the single-car garage for a wealth of additional storage, fresh exterior paint applied, extensive landscaping completed to maximize the backyard, & previously unfinished lower-level space converted into a dedicated gym. From the moment you enter, soaring ceilings & striking architectural details set the tone. The open-concept floor plan seamlessly connects a welcoming living room with gas fireplace, a formal dining area with built-in servette, & a private home office complete with custom built-ins. The chef's kitchen impresses with a full-size Sub-Zero fridge & freezer, 6-burner Wolf gas cooktop with flat top, Built-in Wolf convection & steam ovens, & refined leathered granite countertops. A walk-through butler's pantry—featuring a second dishwasher—flows into the dining area, ideal for dinner parties with friends & family. Additional spaces on this level include two mudrooms with adjacent half baths, an entertainment space, & a bright breakfast nook to start your day off right. Upstairs, the primary suite is a true retreat, offering an adjacent office/flex room, his & her walk-in closets, personal coffee bar with beverage fridge, and a spa-inspired ensuite with steam shower, soaking tub, heated floors, and direct access to a private balcony for morning coffee's. Three additional large bedrooms each have their own ensuites & walk-in closets. A large flex room with a full wet bar, Sub-Zero bar fridge,

drawer dishwasher, additional balcony, & fireplace provides ample space to relax. The fully finished lower level offers a theatre room with a two-sided fireplace, perfect for movie nights. A spacious games/rec area with room for a pool table, seating area, & poker table pairs well with another custom wet bar featuring a beverage fridge & drawer dishwasher. The newly converted fitness room along with a expansive guest suite with its own bath & walk-in closet completes this level. Car lovers will appreciate the two separate garages. High ceilings & plenty of storage—including the new single-car garage mezzanine—with direct access to separate mudrooms are just some of the features you'll come to love. Outside, fresh exterior paint & extensive new landscaping frame a low-maintenance backyard built for enjoyment, with a spacious patio and built-in gas line, perfect for summer BBQs or quiet evenings. Located on a peaceful cul-de-sac, this home offers quick access to top private schools, upscale shopping, the Westside Recreation Centre, scenic walking trails, & easy commuting routes via Stoney Trail.