

SPRINGBANK HILL

Luxury Family Home



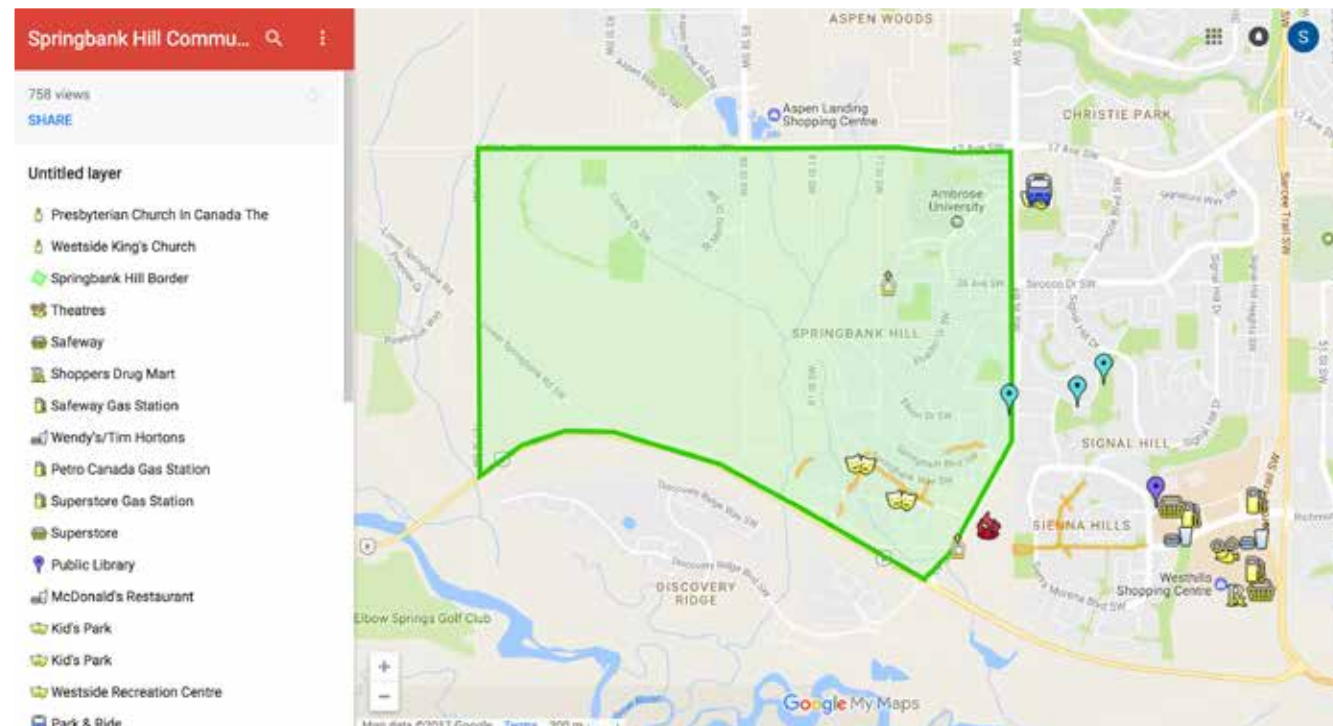
COLDWELL BANKER

COMPLETE
REAL ESTATE

THE STARNES GROUP

23 ELVEDEN PLACE SW | CALGARY, ALBERTA, CANADA

COMMUNITY OF SPRINGBANK HILL



THE EXCEPTIONAL FAMILY COMMUNITY OF SPRINGBANK HILL IN SOUTHWEST CALGARY

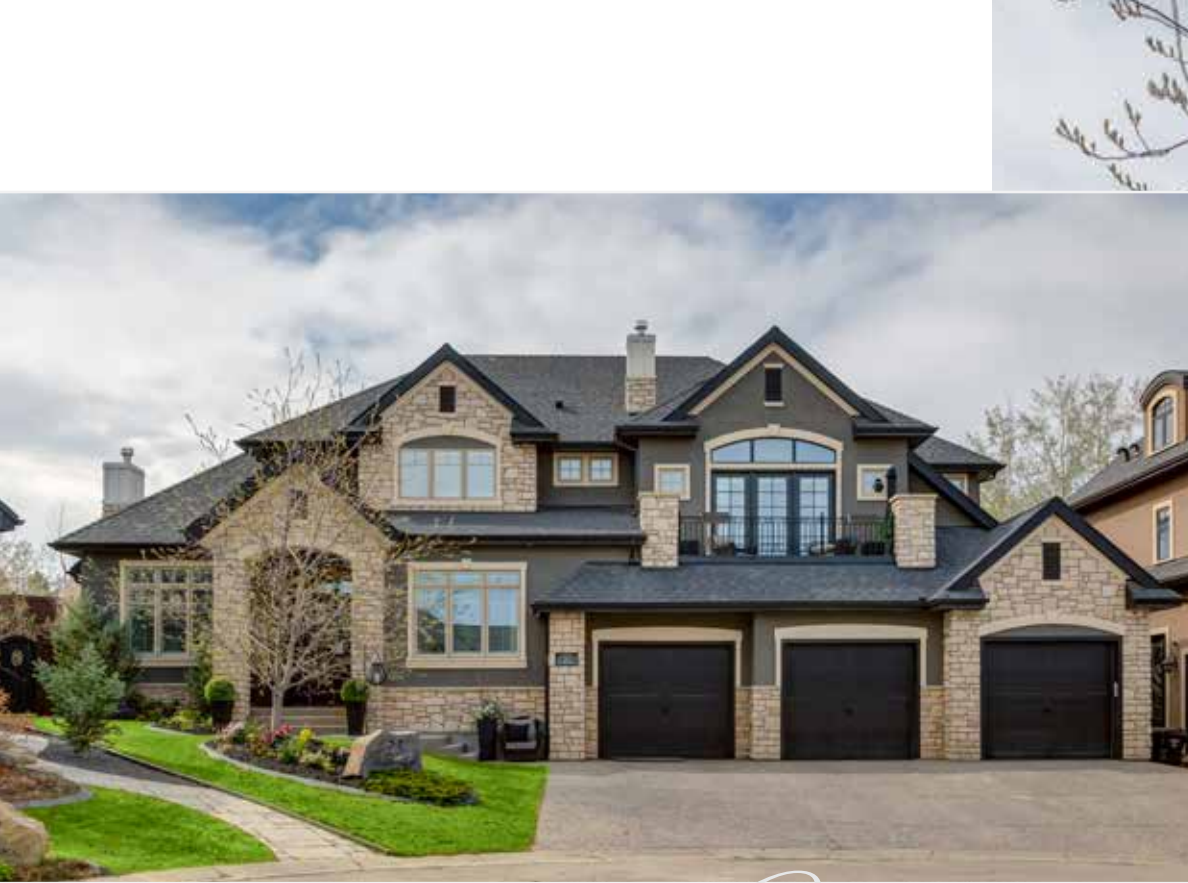
Springbank Hill is a large and diverse community in the SW quadrant of Calgary bounded to the north by 17th Avenue, to the south by Glenmore Trail, to the east by 69th Street SW and to the West by 93rd Street SW. It is a part of the larger area in Southwest Calgary known as the 'West Side' or 'West Hills'. Springbank Hill as a neighborhood contains a number of subdivisions including Springborough, Summit of Montreux, Springbank Hill, Fortress, Anatapi, Mystic Ridge and Spring Valley estates. Springbank Hill was established in 1999, on land annexed to the City of Calgary in 1994.

Springbank Hill is centrally and conveniently located just a five minute drive away from the c-train station as well as to shopping areas including Aspen Landing, West Hills Shopping Centre, Strathcona Shopping Centre and the shops of West 85th. Westside Recreation Centre (a leisure lifestyle center for the whole family) is close by as are many of the best private and public schools in the city.

The quick access out to the highway for trips to Banff, Nakiska and Lake Louise make for a lovely drive. Shopping, schools and world-class amenities are so close at hand that you don't need to go far from this exclusive quiet enclave to get what you want and need.







STUNNING ARCHITECTURAL DETAIL

Perched near the end of a quiet cul-de-sac in the exclusive community of Elveden, this home is ideally situated for families, offering children a safe place to play in the quiet cul-de-sac. The impressive exterior of this home features dark grey stucco and stone accents. Soaring peaks are softened with arched details and a balcony with iron spindles atop the triple garage adds a touch of romance to the front façade. The expansive aggregate driveway leads to the front portico, which features stone clad pillars, an arched opening and a vaulted covered entrance.







PRISTINE LANDSCAPING

The rear of this home is even more impressive than the front as the pie shaped lot allows for a very large backyard. Lovingly landscaped by the current owners, the rear of the home features a stunning swimming pool surrounded by a stone terrace patio. Multi-leveled retaining walls around the perimeter of the yard feature numerous trees and flowerbeds that provide an extra layer of privacy. The open lawn is ideal for children to play outside, and the expansive pool deck offers numerous seating options for maximum relaxation.







YOU HAVE ARRIVED

As you enter this magnificent home, you are greeted by a formal foyer with elegant, coffered ceilings and a black iron chandelier. French doors lead to a spacious closet and hardwood floors welcome you into main level of the home. Directly across from the front door is a statement staircase, one of two in the home. Large windows on each landing provide natural light to the wood steps with white risers and black metal railing.



A STately HOME OFFICE

Located directly to the right of the front door is a convenient home office. Glass inlaid French doors lead the way into this space that looks over the front entrance through a large picture window. White built-ins adorn the far wall and include a desk with shelving above and lower cabinets on either side. Designer wallpaper, crown molding, a black candelabra-style chandelier and elegant wainscoting complete this space.





ELEGANT LIVING QUARTERS

The formal living room is set to the left of the foyer up two steps. An impressive fireplace with a basket weave tile surround, a raised hearth and a white mantle sits in the centre of the room and sunny picture windows adorn the other walls offering you a view of both the front and back yards. An intricate black chandelier and crown molding add a touch of elegance to this formal entertaining space.





A CHEF'S ENTERTAINING KITCHEN

This stunning kitchen is sure to impress even the most discerning 'home chef'. Classic ivory 'antiqued' cabinetry with numerous lower drawers provide plenty of space to store your dinnerware and the sprawling quartz countertops with an elegant edge offers abundant room for dinner preparations. The upper cabinets are full height and feature stately moldings, soft close cabinets and drawers and under cabinet lighting. The very large island is finished in a darker wood and is built in a 'T' shape with a working area and a lovely lowered area for seating. Double *Miele* dishwashers in the island blend seamlessly with the cabinets, as do the full-size *Miele* refrigerator and freezer located on the adjacent wall. The stainless-steel *Miele* appliance package includes double wall ovens, a warming drawer, a drawer style microwave and a five-burner gas cook top set under a custom range hood. The limestone backsplash perfectly accents the cabinets and a custom design over the cooktop is a beautiful focal point. Spice pull outs on either side of the cooktop are convenient when cooking a large meal.







BUILT-IN STORAGE

A walk-in pantry with built-in storage and garbage/recycling pull-outs offer additional space to store food and countertop appliances.

A built-in desk with upper and lower cabinetry sits in a cozy nook adjacent to the kitchen and includes a built-in wine cooler.





COZY FAMILY ROOM

Set directly off the kitchen is a perfect family gathering space surrounded by sunny windows and anchored by a gas fireplace with a designer tile surround and a white millwork mantel that flows seamlessly into the display shelves on either side. A south door leads out to the incredible backyard and pool area and another door provides access to the covered outdoor dining area. BBQ hookups are found on both sides of the outdoor space and the dining area boasts stone pillars, pot lights and built-in audio.



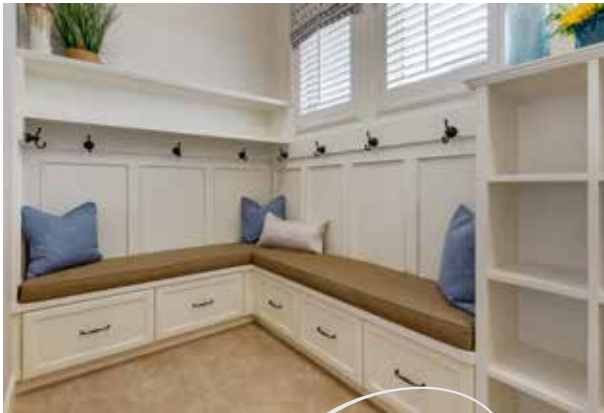


FORMAL DINING

Conveniently located just off the kitchen is the sophisticated formal dining room. A large picture window looks out over the pool and stately crown molding, two designer chandeliers and plate rail wainscoting topped with custom wallpaper give this room an elegant air.

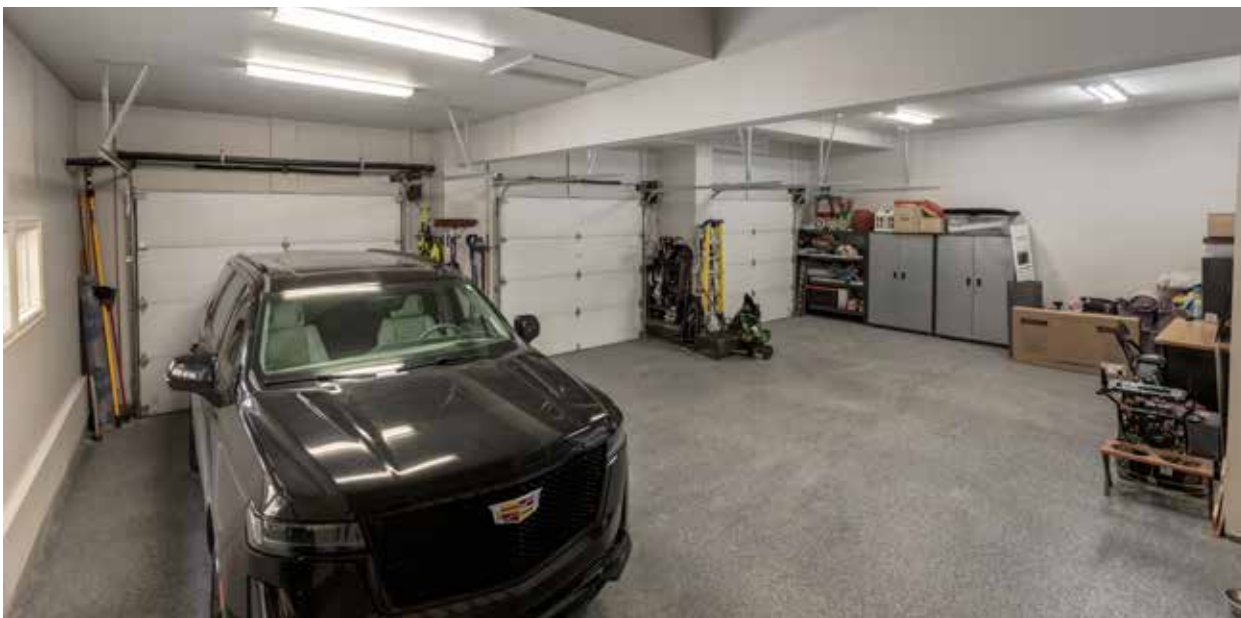






MAIN FLOOR AUXILIARY SPACES

A very large mud room offers access to the oversized, heated triple attached garage, which features epoxy flooring, painted walls, separate access to the lower level and high ceilings that can easily accommodate a lift. Perfect for a family, the mudroom offers tile floors, a built-in storage unit with drawers, custom shoe cubbies and a spacious walk-in closet. A built-in bench with five lower drawers, upper shelves and wainscoting adorned with hooks offers additional storage for everyday use items. Crown molding carries the quality of the main rooms into this auxiliary space. Set down two steps from the walk-in pantry and kitchen, the mud room location is ideal for bringing in groceries.



An elegant powder room boasts designer floral wallpaper, crown molding, a custom vanity with quartz countertops and an exquisite gold arched mirror.



PRIMARY SUITE

Through French doors, the grandiose upper-level primary suite welcomes you with vaulted ceilings and arched windows overlooking the backyard. Hardwood floors, wainscoting and a chandelier over the bed give this calming space an air of elegance. Access to a private upper deck offers the perfect place to sit and take in the view and fresh air.





LUXURIOUS ENSUITE

No detail was spared in the design of this incredible ensuite. French doors lead the way into this tranquil room that boasts heated tile floors, tile wainscoting, and crown molding. Two furniture-style vanities are separated by a freestanding jetted soaker tub set under a window and a sparkling chandelier. An additional “make-up” counter space offers extra storage, and the very large shower boasts dual shower heads, body jets and a bench. Quartz countertops, wood framed mirrors, a private water closet and a walk-in closet with custom built-ins complete this luxurious space.





CHILDREN’S LIVING QUARTERS

The upper level offers two additional bedrooms. The first looks over the front of the home and boasts a walk-in closet while the second overlooks the backyard and offers dual French door closets. Both rooms feature designer lighting, crown molding, plush carpet and ensuite bathrooms with heated floors and tiled showers. One ensuite boasts a soaker tub with “pretty” detailing under an elegant chandelier.



One of two laundry rooms is conveniently located on the upper level and includes quartz countertops, a single bowl undermount sink, upper and lower cabinets, a subway tile backsplash and Samsung high efficiency laundry machines.

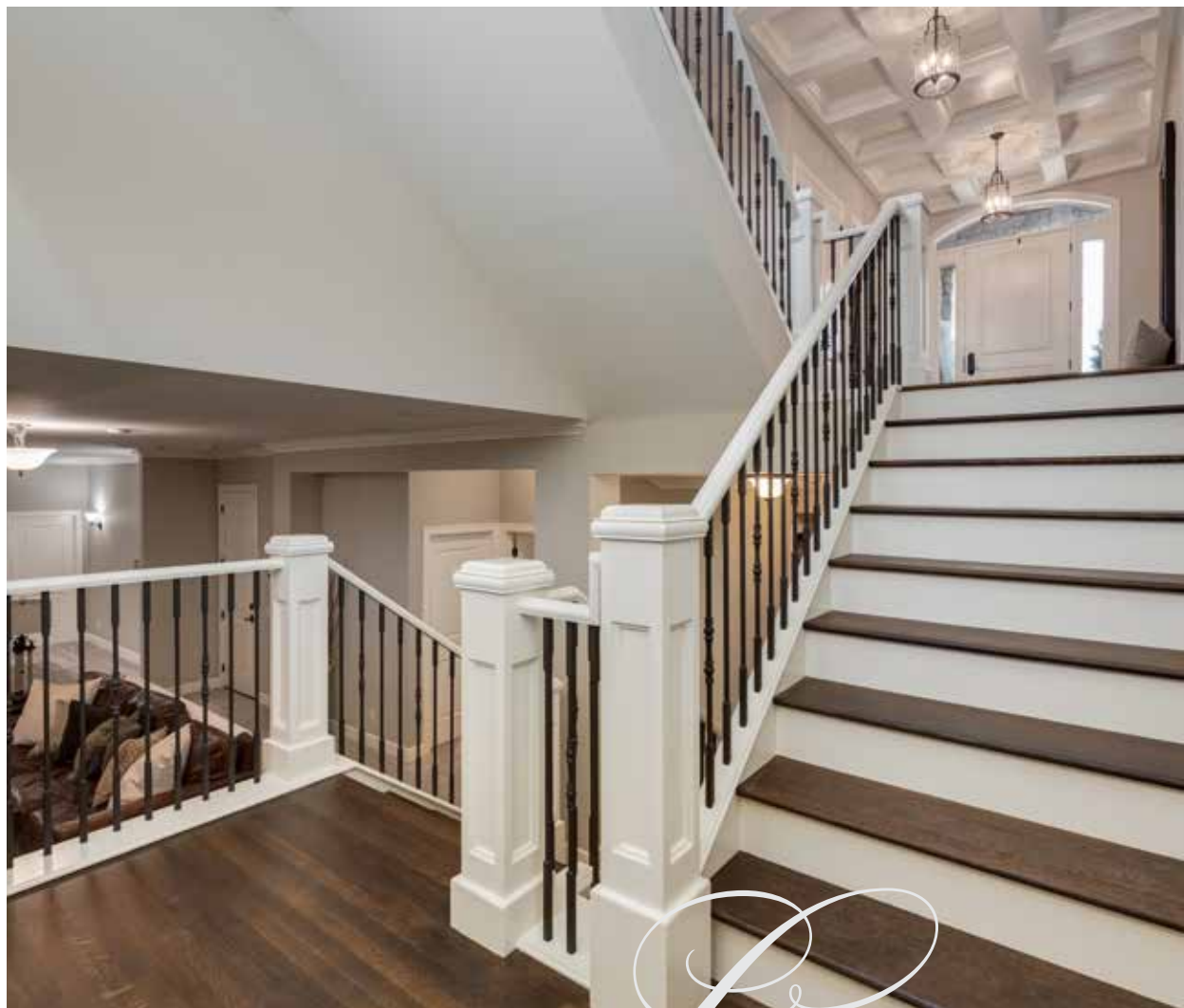




UPPER-LEVEL 'BONUS' SPACE

As you ascend the secondary staircase to the upper level off the kitchen area, you are greeted by a beautiful bonus room with hardwood floors, and a designer chandelier. A soaring fireplace with full height stone and cabinets on each side sits along the far wall and on the opposite wall is a custom hutch from *Country Living* that is perfect for displaying your treasures. A glass door leads to the balcony over the garage, which features iron railing and stone pillars. This is the perfect spot for morning coffee with East sun breaking through this beautiful space.





LOWER-LEVEL ENTERTAINING

The dramatic central staircase carries down to the lower level where you will find an expansive open space ideal for entertaining. As you descend to the lower level, windows showcase the backyard pool. A second family room with another gas fireplace is a great place to gather and visit while the TV room is ideal for movie nights. The games area can easily accommodate a billiards table and sits directly beside the wet bar, which features tile floors, double built-in dishwashers, a beverage cooler, quartz countertops, a microwave, upper and lower cabinets, upper display shelves, under cabinet lighting and a tile backsplash that matches the surround on the fireplace. Around the corner is a custom wine room with wood shelving and a glass door, giving you numerous options for storing and displaying beverages.





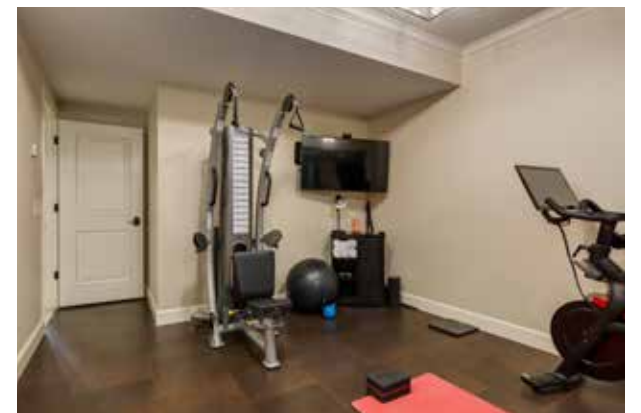
ADDITIONAL LOWER-LEVEL SPACES

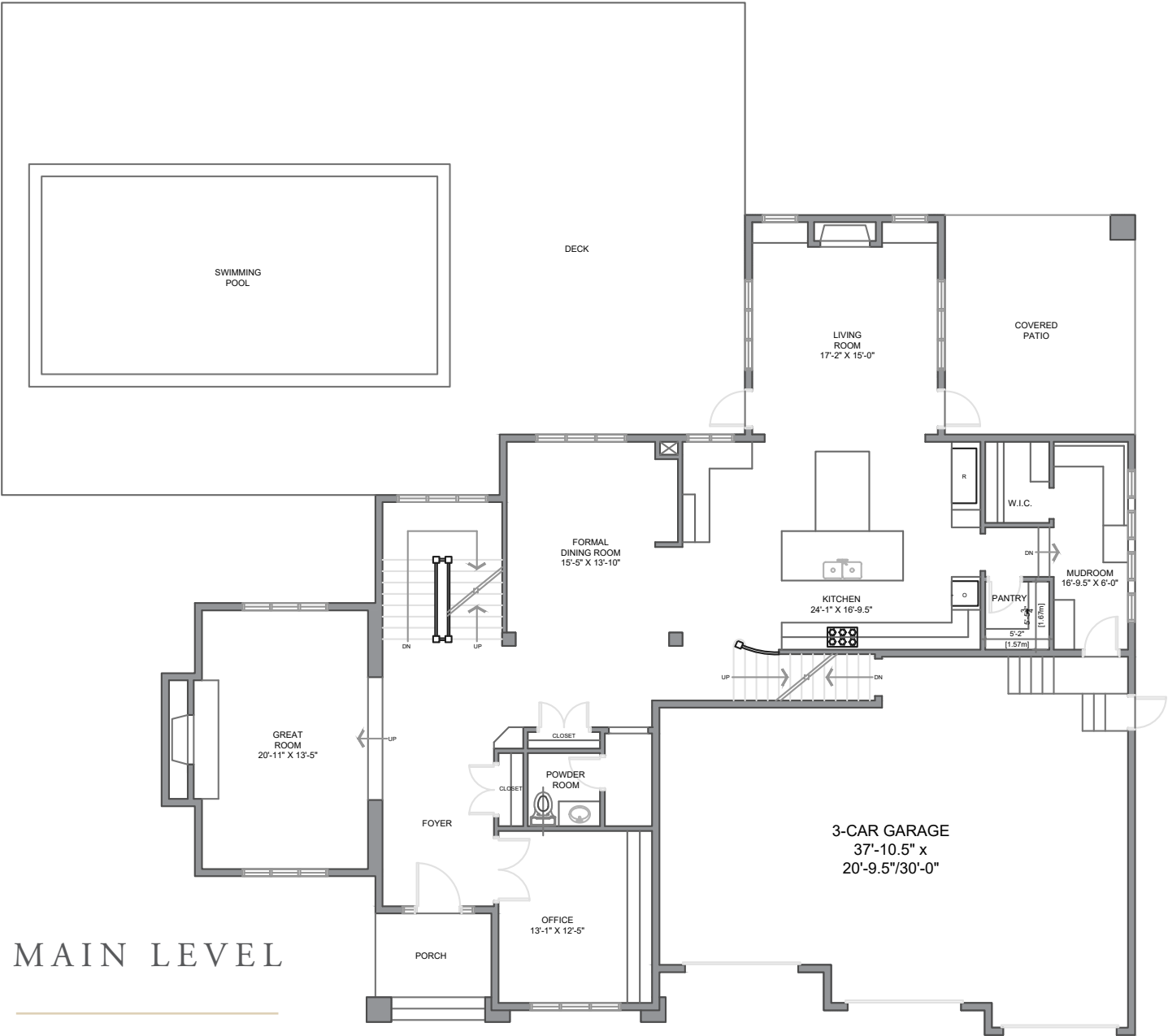
A fourth bedroom with a walk-in closet and two sunny windows, a full bathroom with a tiled shower, a home gym with rubber flooring, a second laundry room with stacked, large capacity, high efficiency *Maytag* laundry machines and built-in shelving complete the lower level.



ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

- Eight-foot doors on the main and upper-levels
- Solid core doors throughout
- All carpet replaced in November
- Two furnaces each with central air conditioning
- New retaining walls
- All new landscaping
- New fence
- Outdoor pool with equipment
- Two BBQ hook ups on either side of the backyard
- Brand new *Miele* built-in freezer
- Four gas fireplaces
- New designer lighting throughout
- New door hardware throughout
- New sink hardware throughout
- New hardwood flooring installed and all hardwood refinished
- Built-in display unit at the top of the primary staircase
- Ensuites on all three upper-level bedrooms
- Two laundry rooms
- High-capacity washer and dryer on the lower level
- Heated flooring in the basement, garage and all upper-level bathrooms
- Two hot water tanks
- Water softener
- Vacuum system and attachments
- Epoxy finish on garage floors in January
- Garage can accommodate lifts





MAIN LEVEL

Main Floor Space: 2,348.92 square feet

Upper Floor Space: 2,141.44 square feet

Total Above Grade Floor Space: 4,490.36 square feet

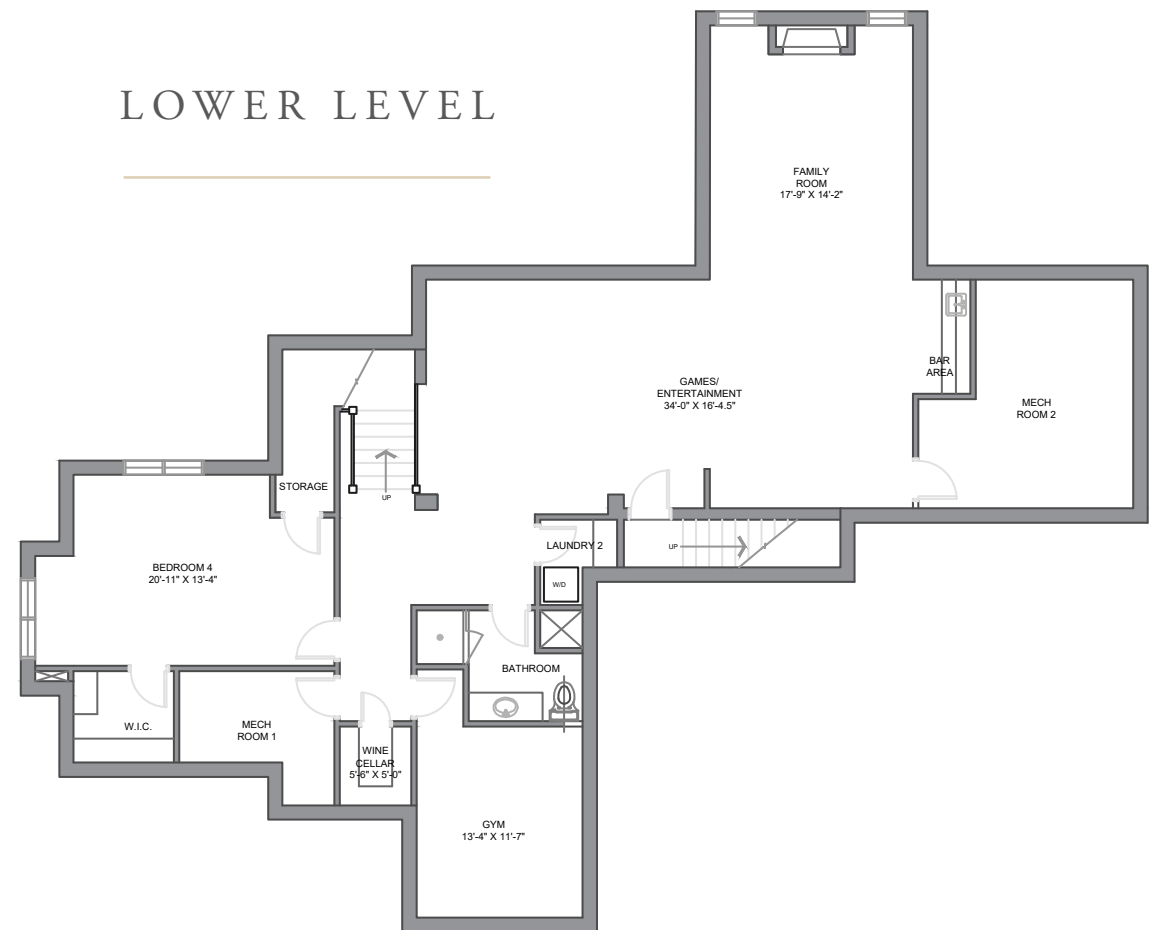
Lower Floor Space: 2,067.69 square feet

Total Developed Floor Space: 6,558.05 square feet

UPPER LEVEL



LOWER LEVEL





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