

**48 Elveden Park SW**  
**Calgary, Alberta**

**MLS # A2256608**



**\$2,149,900**

|                  |                                                                                         |               |                  |
|------------------|-----------------------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Springbank Hill                                                                         |               |                  |
| <b>Type:</b>     | Residential/House                                                                       |               |                  |
| <b>Style:</b>    | 2 Storey                                                                                |               |                  |
| <b>Size:</b>     | 3,290 sq.ft.                                                                            | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                                                                                       | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Aggregate, Triple Garage Attached                                                       |               |                  |
| <b>Lot Size:</b> | 0.13 Acre                                                                               |               |                  |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot, Street Frontage |               |                  |

|                    |                                                                                                                                                                                                                                                                                                              |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned                                                                                                                                                                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Subfloor, Ceramic Tile, Hardwood, Laminate, Other, Tile                                                                                                                                                                                                                                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                                                                                                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Composite Siding, Concrete, Manufactured Floor Joist, Stone, Wood Frame                                                                                                                                                                                                                  | <b>Zoning:</b>    | Res |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                                                                                                                          |                   |     |

Welcome to this Luxury Modern Farmhouse by A|K Design & Development, nestled in a premier cul-de-sac surrounded by high-end residences in prestigious Elveden Park. With just under 3,300 sq ft above grade, this modern farmhouse masterpiece offers a perfect blend of timeless style, luxury finishes, and thoughtful functionality. Step into the grand open-concept layout, featuring a dramatic open-to-below living room with custom built-ins and a striking plaster fireplace. A gourmet kitchen anchors the space with a quartz island, plaster range hood, high-end JennAir appliances, and a walk-through pantry connected to the heated triple attached garage and exceptional mudroom with ample of space. The main floor also boosts a dedicated office space, a large mudroom with built-in lockers and a full closet, elegant design details throughout. The stunning eastern hardwood staircase leads to the upper level, where you'll find a spacious bonus room. Double doors lead to the tray-ceiling primary retreat with a spa-inspired ensuite offering double vanities, a dedicated makeup desk, a large shower, and an oversized walk-in closet with custom built-ins. Two additional vaulted-ceiling bedrooms, each with its own walk-in closet, share a well-appointed bathroom featuring double vanities—completing the upper level with both style and functionality. The fully developed basement is designed for entertaining and wellness, featuring a large family room with built-ins with theatre wiring, rec room, wet bar with a wine cooler, a separate gym with full mirrored wall and zoned heated floors for added comfort. Additional features: Heated triple attached garage, Smart home ready, Roughed in for A/C, VacuFlo, and alarm system A rare opportunity to own a luxury home in one

of Calgary’s most exclusive neighbourhoods surrounds by parks, shopping and schools.