

**34 Elveden Heights SW
Calgary, Alberta**

MLS # A2303758



\$2,795,000

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|------------------|--|---------------|-------------------|
| 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 | | |

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|--------------------|----------------------|-------------------|-----|
| 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

Set on a private 0.23-acre lot with sunny south-facing exposure and sweeping views, this exceptional walkout bungalow by Rockwood Custom Homes offers the discerning buyer refined design 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.