

## 10 Elmont Estates Manor SW Calgary, Alberta

MLS # A2230231



# \$999,998

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,588 sq.ft.	Age:	2007 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Dishwasher & Electrical Stove in the basement , Trampoline

\*\*\*Home Sweet Home\*\*\*Stunning 5-Bedroom Up + 2 Down | 3.5-Bath Walkout Home | 3,800 SqFt of Luxury Living | Quiet Cul-de-Sac  
Welcome to this exceptional family home nestled on a peaceful no-thru road—a true sanctuary for modern living. Boasting 7 bedrooms, 3.5 bathrooms, and over 3,800 square feet of beautifully designed space, this home offers luxury, comfort, and function in equal measure. Step inside and be wowed by the soaring ceilings, wall-to-wall hardwood floors, and a bright open-concept layout that seamlessly connects the kitchen, dining, and living spaces. The gourmet kitchen is a chef’s dream, featuring quartz countertops, a large center island, stainless steel appliances, and a stylish subway tile backsplash. Gather around the floor-to-ceiling gas fireplace, the perfect focal point for cozy nights in the spacious living room. The main floor also includes a dedicated home office/den, a mudroom, powder room, pantry, laundry area, and access to the attached double garage. Step outside to a large BBQ balcony that overlooks the expansive backyard. Upstairs, you’ll find five spacious bedrooms and two full bathrooms, including a luxurious 5-piece en-suite and walk-in closet in the master suite. The professionally developed walkout basement is an entertainer’s dream, complete with a full second kitchen, stone and granite wet bar, large media room, additional bedroom, and a 3-piece bathroom with a tiled shower. Step outside to your concrete patio and enjoy seamless indoor-outdoor living in the beautifully landscaped backyard. Located close to top-rated schools, parks, and everyday conveniences, this home truly has it all. Don’t miss your opportunity to own this rare gem in a highly sought-after location