

ESTATE LIVING IN SPRINGBANK HILL



11 ELVEDEN PLACE SW
CALGARY, AB
COMMUNITY OF SPRINGBANK HILL

exp
REALTY
LUXURY

DEXTER/CO
LUXURY REAL ESTATE

PROPERTY SPECS

5 BD 9 BA 8,002 SF

- NEW RENOVATIONS
- THREE CAR GARAGE
- RADIANT IN-FLOOR HEATING
- SPEAKER ZONES THROUGHOUT
- LOCATED IN A QUIET CUL-DE-SAC WITHIN SPRINGBANK HILL
- FOUR BEDROOMS ABOVE GRADE W/ ENSUITES

PROPERTY STATS

PROPERTY TYPE	TWO-STOREY
YEAR BUILT	2013
TOTAL DEVELOPED SF	8,002
ABOVE GRADE SF	5,693
LOT SIZE	9,999 SF





TIMELESS ARCHITECTURAL DETAILS

As you arrive at 11 Elveden Place SW, the timeless design and build quality is evident immediately.

KEY FEATURES:

- Exposed aggregate driveway
- Freshly painted stone exterior façade details
- Newly painted trim & stucco
- Triple garage with newly painted doors
- Stylish exterior sconce & soffit lighting
- Low maintenance front yard
- Abundance of large windows to allow natural light
- Two private balconies off the front of the home



YOU HAVE ARRIVED

Build quality, high ceilings, and a bright open floorplan are just some of the features that jump out as soon as you enter the front door.

KEY FEATURES:

- Durable tiled front entry
- Rich natural hardwood flooring throughout
- Fresh neutral wall paint throughout
- Solid wood front door
- Front door closet for guests
- Stunning open floorplan with the recent removal of a wall
- Designer lighting throughout





DREAM DESIGNER KITCHEN

Whether you want luxury appliances, lots of storage, or an abundance of prep space, this designer kitchen has everything you need!

KEY FEATURES:

- Top of the line appliance package including the following; Wolf six burner gas cooktop w/ flat top, Wolf steam oven, Wolf microwave, Wolf steam oven, Asko dishwashers, Wolf Hood Range, full Sub-zero fridge & freezer, & warming drawer.
- Leathered granite counter tops
- Full height floor-to-ceiling wood cabinetry
- Soft close cabinetry and drawers
- Pass through butler pantry with Asko dishwasher, sink, & seamless connection to formal dining space









DAILY DINING

Have breakfast as a family in the bright breakfast nook or dine with friends in the formal dining space, both have an abundance of space to accommodate families of any size!

KEY FEATURES:

- Breakfast nook with direct access to the patio & large windows framing the beautiful backyard
- Formal dining space with built-in floating servette, coffered ceiling details, designer lighting, full height window framing valley views, & access to adjacent butler pantry



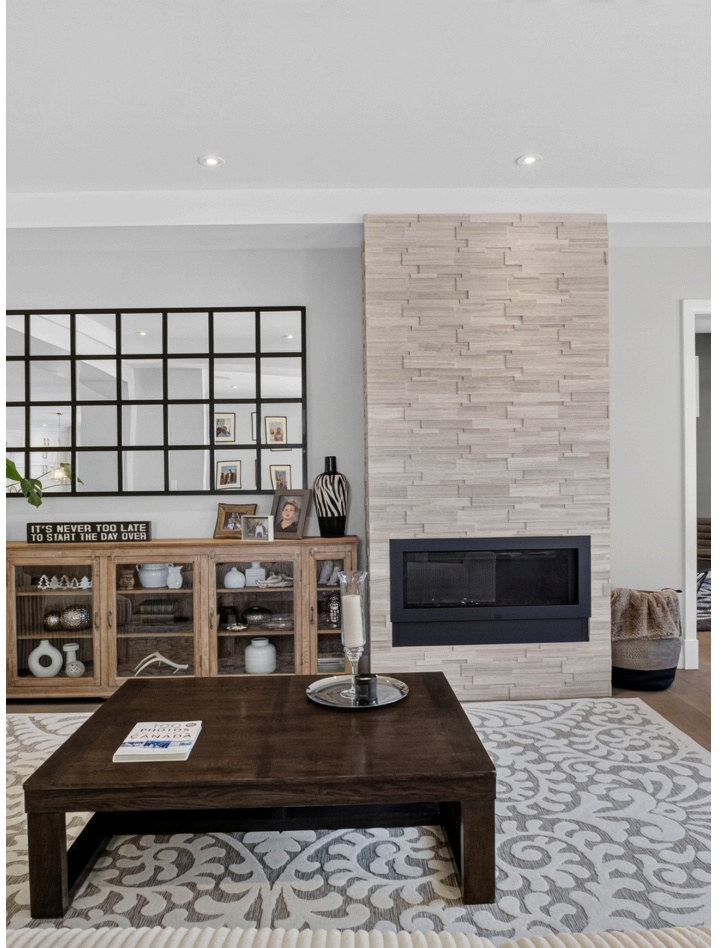


COZY FAMILY ROOM

The open floorplan flows into the main level family room where kids can play and watch tv while dinner is on the stove.

KEY FEATURES:

- Floor-to-ceiling stone façade fireplace with gas fed linear insert
- Multiple elevations of light flooding in through windows
- Room for large tv hutch & storage
- Direct access to main level office



MAIN FLOOR AUXILIARY SPACES

True to the rest of the home's quality, these functional spaces are packed with style and top of the line finishes.

KEY FEATURES:

- Two half baths located on the East & West wings of the home complete with granite counter tops & custom cabinetry
- Two mudrooms located outside the East & West garage access doors
- Main floor executive style office with floor-to-ceiling cabinetry, granite counters, room for a seating area, & direct access to the covered back patio
- Formal seating area in the large main floor foyer area, great for cocktails with friends and ideal for a large centrepiece display









PRIMARY SUITE RETREAT

This oasis is one of one and provides a spacious retreat after a long day that you will come to love!

KEY FEATURES:

- Large windows providing superb light
- Vaulted ceiling in the main bedroom
- Adjacent office space that could function as an additional media/reading room or dressing room
- Coffee bar with sink & beverage fridge with access to private balcony
- Spacious his & her closets
- Direct access to the laundry room from his closet
- Heated tile flooring throughout the bathroom
- Large his & her vanities
- Stunning stand-alone soaker tub
- Massive glass wall steam shower with sleek tiling
- Water closet & make up desk nook















UPPER LEVEL ADDITIONAL BEDROOMS

Perfect for a growing family, this level has three additional spacious bedrooms!

KEY FEATURES:

- Two bedrooms with sizable walk-in closets and stylish three-piece bathrooms
- A third bedroom with additional walk-in closet and a four-piece bathroom





UPPER LEVEL FLEX SPACES

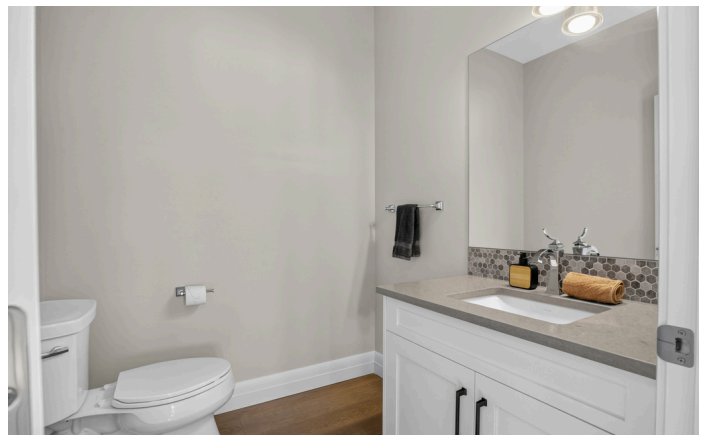
Every inch of this home is maximized to suit your needs, and these flex spaces are no exception.

KEY FEATURES:

- Bright flex room with floor-to-ceiling tiled fireplace and tv mount
- Plenty of space for a media room, as well as play area or games room
- Patio with sweeping valley views
- Half bath perfect for guests
- Flex room wet bar with drawer dishwasher & Sub-Zero beverage fridge
- Loft space between floors, ideal place to read your favorite book while you take in the views or step out onto the small patio for fresh air









LOWER LEVEL ENTERTAINMENT HAVEN

Hosting friends and family has never been easier with this ideal entertainment space!

KEY FEATURES:

- Radiant heat throughout
- High ceilings
- Seating area with double sided fireplace, stone fireplace façade, adjacent wine racks, and rough-in for seamless wall tv mount
- Large games table area ideal for pool, table tennis, & more
- Additional space perfect for games table for poker night or your families favorite board game
- Private home theatre space with fireplace and plenty of room for multiple rows of theatre seating and the ideal ceiling height for a golf simulator
- Sleek wet bar with drawer dishwasher, Sub-Zero beverage fridge, and enough storage for anything you need



LOWER LEVEL AUXILIARY SPACES

Completing this ideal lower level are the auxiliary spaces that round out the overall functionality of the entire home.

KEY FEATURES:

- Half bath for visitors
- Newly converted home gym with durable flooring and a large mirror
- Massive guest suite with great natural light, a large walk-in closet, & four-piece ensuite bathroom







PRISTINE OUTDOOR LIVING

Recent landscape upgrades have added additional space to complete this private backyard oasis!

KEY FEATURES:

- Exposed aggregate back patio
- Covered dining area off the kitchen with gas line hookup for a BBQ area
- Gravel fire pit seating area
- Multiple outdoor seating areas great for entertaining
- Covered patio area off the main level office with private hot tub set up
- Low maintenance tiered garden beds with large sandstone retaining walls
- Freshly planted trees to add to the esthetic & privacy



11 ELVEDEN PLACE SW | DEXTER/CO



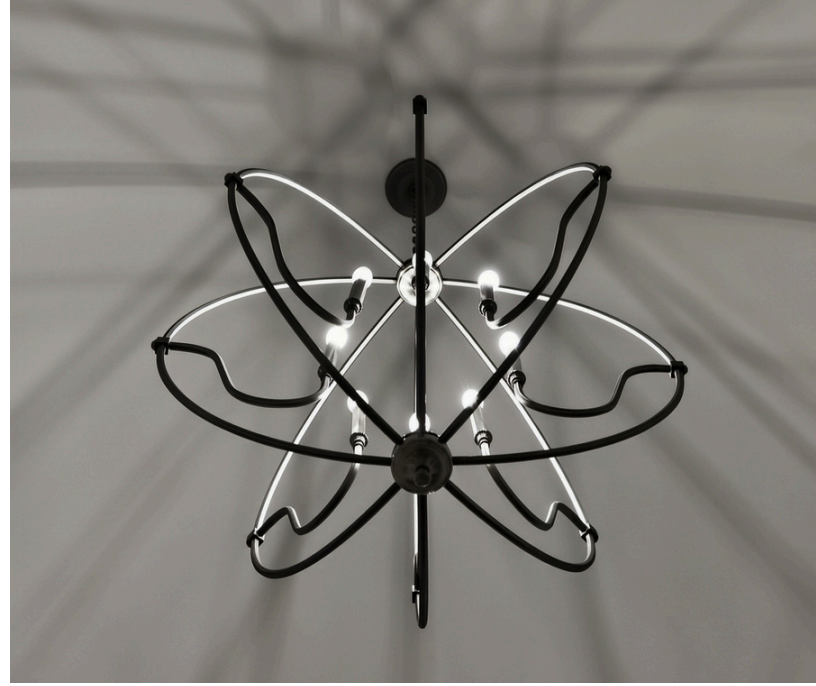


RENOVATIONS & ADDITIONAL HOME SPECS

This home is packed full of features you don't want to miss and recent renovations you will appreciate!

KEY FEATURES:

- Window coverings throughout with some that are motorized
- Speakers zones throughout all three levels of the home
- Russound audio system
- Central A/C
- Alarm System
- Hot Tub included with sale
- Radiant in-floor heating throughout the lower level
- Two car garage with high ceilings & side winder garage controls to accommodate a car lift
- Single car garage with roughed in radiant heating & large mezzanine for storage





RECENT RENOVATIONS & UPGRADES:

- Freshly painted exterior including stone details, stucco, trim, & garage doors
- Removal of a wall separating the breakfast nook & family room
- Removal of 20+ yards of dirt & stone to create additional flat outdoor space
- Garden beds refreshed with new mulch
- New trees & shrubbery planted to provide additional privacy
- Addition of mezzanine in single car garage for additional storage space
- Modular flooring added to single car garage
- Unfinished space developed into a home gym
- Wine racks installed



MAIN LEVEL FLOOR PLAN



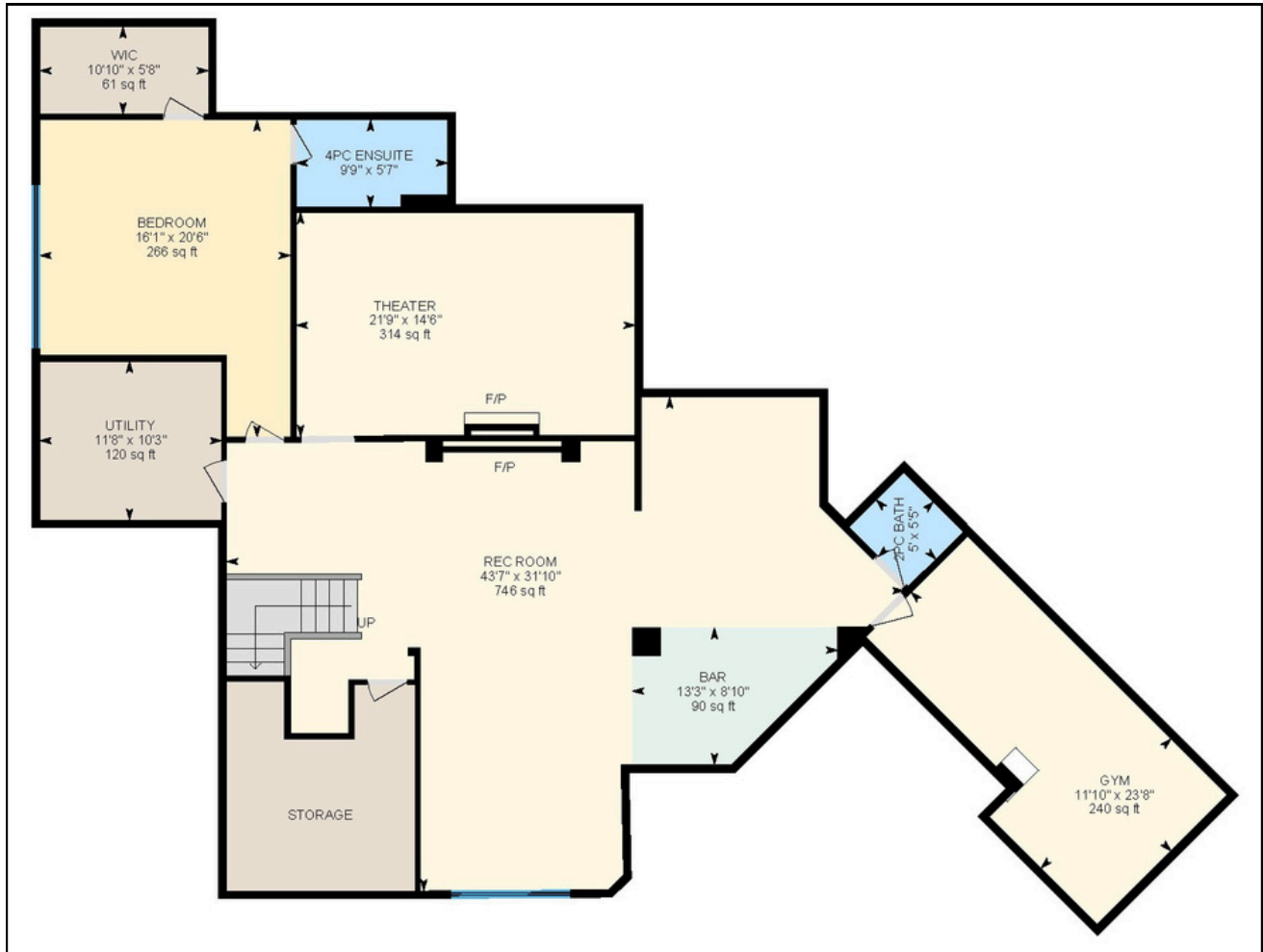
MAIN LEVEL
2,471 SF

UPPER LEVEL FLOOR PLAN



UPPER LEVEL
3,221 SF

LOWER LEVEL FLOOR PLAN



LOWER LEVEL
2,308 SF



COMMUNITY OF SPRINGBANK HILL



Perched on Calgary's western edge, Springbank Hill is one of the city's most sought-after communities, offering an exceptional blend of natural beauty and urban convenience. Known for its rolling terrain and stunning Rocky Mountain views, the neighborhood provides a serene atmosphere while remaining closely connected to key amenities.

Residents enjoy quick access to Aspen Landing Shopping Centre, Westhills Towne Centre, and Signal Hill Centre, making everyday errands and weekend outings effortlessly convenient. With downtown Calgary only 20 minutes away, commuting and city access are both easy and efficient.

Springbank Hill is particularly renowned for its proximity to top-rated schools, including Webber Academy, Rundle College, and Ernest Manning High School. This makes the area highly desirable for families seeking strong educational opportunities within a safe and welcoming environment.

The community features a mix of sprawling estate homes, beautifully landscaped properties, and modern architectural designs. Its elevated streets and generous green spaces create a sense of openness and prestige, contributing to the neighborhood's distinct character.



Active living is central to Springbank Hill, with nearby amenities such as the Westside Recreation Centre, the Elbow Valley pathway system, and access to the trails of Griffith Woods Park. Whether enjoying fitness facilities, cycling routes, or nature walks, residents have endless ways to stay engaged outdoors.



For day-to-day living, the area offers boutique shopping, fitness studios, cozy cafés, and exceptional dining options. With its picturesque scenery, refined atmosphere, and unmatched convenience, Springbank Hill delivers an elevated lifestyle in one of Calgary's premier residential settings.



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