

# \$1,298,000 - 3 Elmont Place Sw, Calgary

MLS® #A2222160

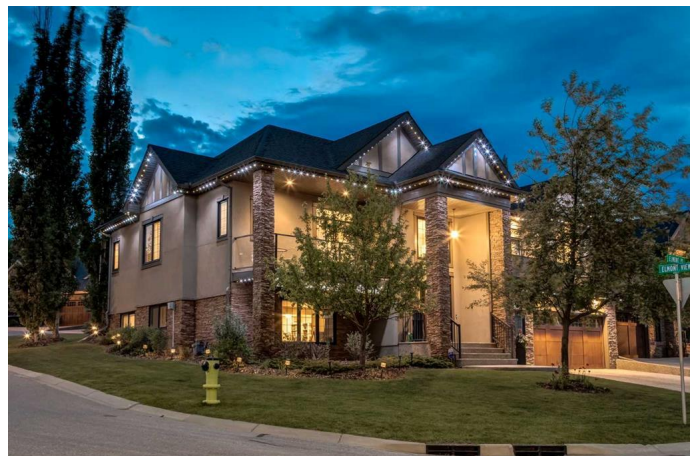
**\$1,298,000**

4 Bedroom, 3.00 Bathroom, 1,924 sqft

Residential on 0.18 Acres

Springbank Hill, Calgary, Alberta

UNDER CONTRACT - Welcome to this exclusive enclave of custom villas designed for effortless living. This meticulously landscaped property features mature trees and well-maintained lawns for your enjoyment. This villa offers over 3200 square feet of living space. The main floor exudes warmth and spaciousness. The kitchen features full-height cabinetry with elegant crown molding and a tray ceiling, designed specifically with entertaining in mind. The warm color palette harmonizes beautifully with the honed quartz countertops, and the large porcelain farmhouse sink is strategically positioned in front of an oversized east-facing window, allowing ample natural light. This kitchen is equipped with high-end appliances, including a Sub-Zero refrigerator and a Wolf cooking ensemble comprising a microwave, wall oven, and 5-burner gas cooktop. The adjacent dining area is generously sized to accommodate family gatherings, featuring French doors that lead to a private balcony, ideal for enjoying morning coffee. The great room features 13-foot ceilings, a designer ceiling fan, and a stone-faced gas fireplace. A custom-built bookcase adorns the opposite side of the room, providing ample space for treasured items. Another set of French doors opens onto a composite deck equipped with a gas hookup. The retractable awning enhances the back deck, creating a cozy retreat. The primary suite is spacious and discreetly positioned away from the main living areas.



The spa-like ensuite features a large, jetted tub, double vanity with honed quartz countertops, and an oversized glass-enclosed shower with a bench. Additionally, there is a separate water closet and a walk-in closet with ceiling-height shelving for ample storage. The main floor also includes another bedroom, a full bathroom, a laundry room with ample cabinetry and plenty of counter space, and a bright, open multi-purpose flex room. On the lower level, the family entertaining space is large with two oversized windows allowing for plenty of natural light, two bedrooms, an additional bathroom, and access to the heated, oversized double garage, which is equipped with power for an electric vehicle. This home is located minutes from shopping, dining, and many of Calgary's top schools. This property is not to be missed.

Built in 2008

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2222160               |
| Price          | \$1,298,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,924                  |
| Acres          | 0.18                   |
| Year Built     | 2008                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3 Elmont Place Sw |
| Subdivision | Springbank Hill   |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 0K5 |

### Amenities

|                |                                                                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                                                                             |
| Parking Spaces | 4                                                                                                                                                                |
| Parking        | Double Garage Attached, Front Drive, Garage Faces Front, Heated Garage, Insulated, Aggregate, In Garage Electric Vehicle Charging Station(s), Garage Door Opener |
| # of Garages   | 2                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s), Bookcases, French Door, Jetted Tub, Tray Ceiling(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings, Garburator, Instant Hot Water                                           |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                       |
| Fireplaces        | Gas, Great Room, Stone                                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                                                                                                                          |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                     |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                           |
| Construction      | Stone, Stucco                                             |
| Foundation        | Poured Concrete                                           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 12             |
| Zoning         | DC             |

HOA Fees 510  
HOA Fees Freq. MON

Listing Details

Listing Office Coldwell Banker Mountain Central

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