

# \$1,149,900 - 42 Elkton Way Sw, Calgary

MLS® #A2219046

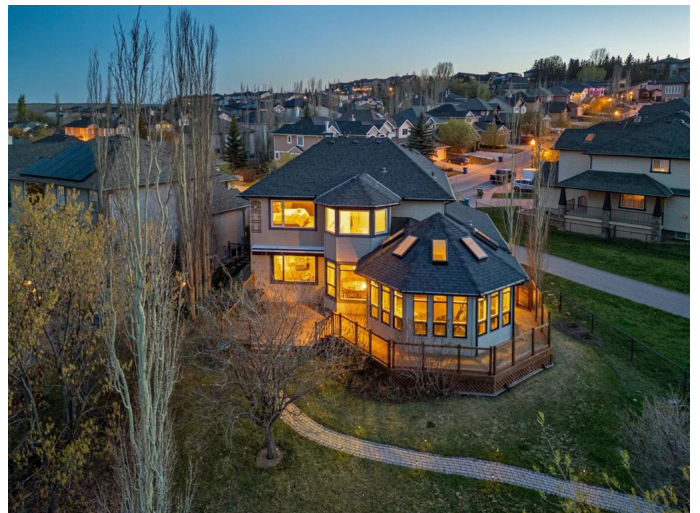
**\$1,149,900**

4 Bedroom, 5.00 Bathroom, 2,956 sqft

Residential on 0.23 Acres

Springbank Hill, Calgary, Alberta

Welcome to 42 Elkton Way, a masterpiece nestled within the prestigious enclave of homes in Springbank Hill. This estate backs on to a serene greenspace and promises to leave a lasting impression! Designed with architectural brilliance, this 2-storey residence boasts over 4000 square feet of developed living quarters on an impressive .23 acres! As you pull into your expansive driveway, you will love the grandiose stone accents and charming veranda that leads into your backyard oasis. The foyer is picturesque with seventeen-foot ceilings and a grand staircase, gracefully positioned as a central and impressive feature of this classic floorplan. Everything in this home is thoughtfully designed, with a neutral colour palette and finishes that transcend time and trends, a true classic which is a fitting ode to the neighbourhood. The main welcomes you with a formal sitting room and for special occasions a formal dining awaits intimate dinners. The gourmet kitchen has been recently elevated with timeless white cabinetry, refined tile and a gorgeous island elevated with wine cabinets and sitting room for two. Top-tier appliances are showcased alongside the granite counters. The dining alcove is adorned with windows that overlook your picturesque backyard. The kitchen flows into the family room that is embellished with custom built-ins and an ambient fireplace. As remarkable as this home is, what truly sets it apart is the sunroom that sits adjacent to the kitchen. This inspiring



space hosts a plethora of natural light, and panoramic views, through the twelve windows and six skylights. It has a private two-piece bath, is accessible from within the house, as well as through a dedicated exterior entrance, making this ideal for a home office, studio, playroom, or gym. Ascend upstairs and into your primary bedroom, a true haven with a walk-in closet and a four-piece spa. Your spa includes a soaker tub and expansive shower. The upper has two more large bedrooms - and a separate four-piece bath. Down the spiral steps and into your lower level, you will fall in love with the open-concept design. This space currently hosts a wide-open recreational room that features a second family room. When guests visit, they will want to stay, and they are able to in the lower fourth bedroom (illegal) complimented by a three-piece bath. The "Piece De Resistance"™ is the striking outdoor oasis, as this property is backing directly on to a greenspace with walking paths & a park. This outdoor retreat is private, landscaped and framed with mature trees. The expansive deck encompasses the entire width of the home, so you can chase the sun or shade all day long. Plus there is a natural gas line so you can dine alfresco with your loved ones! Springbank hill is a prestigious community, that has top-rated schools within walking distance, amenities, shopping, transit & for nature enthusiasts The Rocky Mountains are a short commute away! This is a once in a lifetime property that leaves nothing to be desired.

Built in 2003

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2219046    |
| Price    | \$1,149,900 |
| Bedrooms | 4           |

|                |             |
|----------------|-------------|
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 2,956       |
| Acres          | 0.23        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 42 Elkton Way Sw |
| Subdivision | Springbank Hill  |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3H 4Y8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard |
|-------------------|--------------------------------------------|

|                 |                                                                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Many Trees, No Neighbours Behind, Pie Shaped Lot, Private |
| Roof            | Asphalt Shingle                                                                                                                                                     |
| Construction    | Stone, Vinyl Siding                                                                                                                                                 |
| Foundation      | Poured Concrete                                                                                                                                                     |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 2             |
| Zoning         | R-G           |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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