



\$ 2,089,500.00

ABBY FARM #2, 7550 ELKTON DRIVE SW CALGARY

<https://paulbrinton.com>

A brand new stunning Rockwood luxury development which is currently under construction - Don't miss your opportunity to purchase an incredible detached estate home at Abby Farm, the next notable living experience by Rockwood Custom Homes. Recently launched, this luxury development delivers a signature location on Calgary's coveted southwest side...

- 5 beds
- 5 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1156637

Type: Detached

Bedrooms: 5

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Bare Land

Post Updated: 2021-10-23 09:27:07

Bathrooms: 5

Bedrooms Above Grade: 4

Date added: 10/23/21

Two Piece Bath: 1

Lot size: 6594 sq ft

Year built: 2022

Parking: Garage Door Opener, Garage Faces Front, Triple Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: None

Community Features: Park,Schools
Nearby,Shopping Nearby

Fencing: None

Cooling: Central Air

Interior Features: Beamed Ceilings,Central
Vacuum,Closet Organizers,Double
Vanity,Granite Counters,High Ceilings,Kitchen
Island,Open Floorplan,Pantry,See Remarks

Total Parking: 5

Flooring: Carpet,Ceramic
Tile,Concrete,Hardwood

Fireplace Features: Gas,Living
Room,Mantle

Exterior Features: Other

District: CAL Zone W

Inclusions: Multiple zone speaker zones and
integrated home control system

Lot Features: Irregular Lot



Roof Type: Flat Torch Membrane

Heating Type: In Floor, Forced Air, Natural Gas, See Remarks

PROPERTY INFORMATION

Basement: Finished, Full

Levels: Two

Laundry features: Laundry Room, Sink, Upper Level

Zoning: Residential - R2

Transaction Type: For Sale

Lot Dim Info: 10.42 X 37.24

List Price Square Foot: \$ 702.35

Title Land: Fee Simple

Photo Count: 33

Rooms Above Grade: 8

Unit Exposure: NW

Unit Number: ABBY FARM

Construction Materials: Composite Siding, Stucco

Suite: No

Foundation: Poured Concrete

Frontage Metres: 10.42M 34`2"

Appliances:

Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer

Living Area SF: 2975.00

Subdivision Name: Springbank Hill

Structure Type: House

Lot Size Acres: 0.15

Restrictions: Call Lister

