

# \$2,150,000 - 116 Elbow Ridge Bluffs, Rural Rocky View County

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MLS® #A2139966

**\$2,150,000**

4 Bedroom, 4.00 Bathroom, 3,380 sqft  
Residential on 0.34 Acres

Elbow Valley, Rural Rocky View County,  
Alberta

Minutes west of Calgary in the award-winning community of Elbow Valley is this custom designed two storey walk-out. The home lives like a hillside bungalow, everything you need is conveniently located on the main level, including the kitchen, master bedroom, great room, den, and laundry. Nestled in an exceptional location, this custom home boasts unparalleled features and design elements that will leave you in awe. With 5,261 square feet of meticulously developed living space, this property offers a perfect blend of functionality and style. As you drive into the community, you will soon realize you are in a unique and special place. The home is situated in the very last cul-de-sac and backs onto a treed natural area overlooking the Elbow River.

Upon entering the home, you will immediately feel the warmth enhanced by the detailed custom oak woodwork, soaring vaulted ceilings, and views of the natural green space. The great room on the main level provides a spacious yet comfortable spot to enjoy solitude or gatherings with family and friends. The heart of the home, the kitchen, is a bright and open space designed for both practicality and aesthetics. It is equipped with top-of-the-line stainless steel appliances that will delight any home chef. The large central island provides ample workspace and seating,



making it the perfect hub for gatherings. Adjacent to the kitchen, you will find an amazing dining nook that overlooks the expansive and private backyard. Imagine enjoying your morning coffee while gazing out at the natural beauty that surrounds your home. This is where memories are made and moments are cherished.

The home features a total of four bedrooms. Two bedrooms are located on the upper level with their own bathroom and loft entertainment area. The main level boasts a spacious master bedroom, complete with a custom-built walk-in closet that dreams are made of. Imagine organizing your wardrobe in this stylish space, perfectly designed to accommodate your clothing collection. The ensuite bathroom is a sanctuary in itself, featuring a luxurious steam shower, large air-jetted tub, and dual sinks. This private oasis provides the ideal retreat after a long day. The fourth bedroom, which is large, is located in a quiet corner of the walkout basement with an adjacent bathroom.

The lower level of this home is an entertainment paradise. It includes a family area with a wet bar and wine fridge, a games area for friendly competition, a theatre room for cinematic experiences, and a home gym. The home also features an oversized triple garage with a workbench area. This is one of the best locations in Elbow Valley. Enjoy the huge private backyard or take a walk on the pathway behind the house to the Elbow River. The Elbow Valley Residence Club can be enjoyed by the entire family with tennis, boating and beach club, just to mention a few. Close to local and private schools, Calgary's new ring road, shops and services.

Built in 2006

## **Essential Information**

MLS® #	A2139966
Price	\$2,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,380
Acres	0.34
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	116 Elbow Ridge Bluffs
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3T1

### Amenities

Amenities	Clubhouse, Dog Park, Golf Course, Park, Parking, Playground, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recreation Facilities, Steam Room, Storage, Wired for Sound
Appliances	None
Heating	Boiler, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Landscaped, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 14th, 2024
Days on Market	372
Zoning	R-1

## Listing Details

Listing Office	RE/MAX House of Real Estate
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