



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 WOLFWILLOW Lane, Rural Rocky View County T3Z 1B5**

MLS® #: **A2118145**

Area: **Elbow Valley**

Listing Date: **03/28/24**

List Price: **\$2,495,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View**

Finished Floor Area

Abv Sqft: **4,022**

Low Sqft:

Ttl Sqft: **4,022**

Year Built: **1999**

Lot Information

Lot Sz Ar: **101,494 sqft**

Lot Shape:

DOM

**49**

Layout

Beds: **6 (4 2 )**

Baths: **4.0 (3 2)**

Style: **2 Storey, Acreage  
with Residence**

Parking

Ttl Park: **0**

Garage Sz: **6**

Access:

Lot Feat:

Park Feat:

**Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Native Plants, Sloped Down, Treed**

**Heated Garage, Oversized, Paved, Tandem, Triple Garage Attached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Forced Air, Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Private Entrance, Private Yard, Storage**

Construction: **Stone, Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source: **Private**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator**

Int Feat: **Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Sauna, Skylight(s), Smart Home, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>20`3" x 17`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 17`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>19`9" x 18`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`4" x 4`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`10" x 13`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>11`8" x 8`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>18`3" x 13`8"</b>

5pc Ensuite bath  
Walk-In Closet  
Furnace/Utility Room  
Bedroom  
5pc Bathroom  
Bedroom  
Game Room  
Mud Room  
Furnace/Utility Room

Main  
Main  
Main  
Second  
Second  
Lower  
Lower  
Lower  
Lower

0`0" x 0`0"  
10`8" x 4`10"  
4`7" x 5`2"  
14`2" x 13`3"  
0`0" x 0`0"  
15`8" x 12`4"  
35`5" x 24`5"  
18`2" x 11`8"  
21`4" x 7`4"

Walk-In Closet  
Storage  
Bedroom  
2pc Bathroom  
Loft  
Bedroom  
Media Room  
3pc Bathroom  
Other

Main  
Main  
Second  
Second  
Upper  
Lower  
Lower  
Lower  
Lower

9`6" x 6`6"  
15`5" x 5`3"  
14`3" x 13`3"  
0`0" x 0`0"  
20`1" x 18`0"  
17`6" x 13`8"  
20`1" x 12`8"  
0`0" x 0`0"  
24`5" x 38`7"

Legal/Tax/Financial

Condo Fee:  
\$241

Title:  
Fee Simple  
Fee Freq:  
Monthly

Zoning:  
DC13

Legal Desc: 9810245

Remarks

Pub Rmks:

Nestled within the prestigious community of Elbow Valley Estates, luxury living meets serene natural surroundings. This meticulously crafted estate offers an unparalleled blend of elegance, comfort, and functionality, providing a haven for those seeking the finest in acreage living. Situated on a sprawling 2.33 acre lot, this exquisite private property encompasses a serene treed surrounding, offering privacy and tranquility. The home boasts an impressive stone and stucco exterior, and the newly paved driveway leads to the attached triple-car garage, providing ample parking and storage space. There is an additional unique under-drive garage offering tandem parking bays. Inside, the grand foyer welcomes you with a striking, winding staircase that travels through the 3 levels. Soaring ceilings, tile and oak flooring, and an abundance of natural light add to the grandeur of the home. The recently renovated kitchen features a centre island with breakfast bar seating, a copper hood fan, ceiling height cabinets, and Wolf and Sub-Zero appliances. There is access to a large wrap-around balcony off the formal dining area, perfect for entertaining guests. Tall windows surrounding the dining and family rooms flood the room with natural light. A cozy stone fireplace provides additional warmth and ambiance. Off the family room, French doors open up to the primary bedroom complete with a walk-in closet, an ensuite with a spa-like soaker tub, and two separate vanities with sinks. The den, which was turned into a music room, offers even more space. The open upper loft is where you will find an immaculate study, which features a stone fireplace, a vaulted ceiling, and a private balcony overlooking the serene backyard. This is truly a unique space. The spacious second floor leads to a built-in office area, two bedrooms, a bathroom with a soaker tub and separate vanities, and another 2-piece bathroom. There are two additional balconies which are accessible from both bedrooms as well as the office area. The fully finished walk-out basement offers even more living space, with a wet bar with island and fridge, a wine room, a fireplace, a spacious recreation room, a home theater, a fitness room, a mud room, a bedroom, and a 3-piece bathroom with an immaculate double steam shower. The backyard oasis features a spacious patio area surrounded by breathtaking treed views. A spring fed stream runs through the property beside a newly replaced fire pit. This fire pit with bench seating is found nestled in a mini-forest, providing an at-home camping feel. Residents of Elbow Valley Estates enjoy access to a range of amenities, including tennis/pickleball and basketball courts, trails, parks and playgrounds and a clubhouse with fitness centre. The community also features a beach, a boathouse, and three lakes. This picturesque property offers a unique living experience, providing surroundings of natural beauty with close proximity to urban conveniences. Come see this hidden gem today!

Inclusions:  
Property Listed By:

Basement Refrigerator, Movie Projector & built-in speakers  
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















