



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**172 ELBOW RIDGE Bluffs, Rural Rocky View County T3Z3T1**

MLS®#: **A2140567**      Area: **Elbow Valley**      Listing Date: **06/12/24**      List Price: **\$2,640,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$50k, 19-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2011**  
 Lot Information  
 Lot Sz Ar: **20,473 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **5,448**  
 Low Sqft:  
 Ttl Sqft: **5,448**

DOM

**255**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **6.0 (5 2)**  
 Style: **2 Storey**

Parking

Ttl Park: **8**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Level,Many Trees,Street Lighting,Paved,Pie Shaped Lot,Private,Views Off Street,Parking Pad,RV Access/Parking,Triple Garage Attached**  
 Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air**  
 Sewer: **Sewer**  
 Ext Feat: **Balcony,Courtyard,Garden,Lighting,Other,Private Entrance,Private Yard,Rain Gutters,Storage**

Construction: **Concrete,Stucco,Wood Frame**  
 Flooring: **Hardwood,Other,Stone,Tile**  
 Water Source: **Drinking Water**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Range Hood,Tankless Water Heater,Washer/Dryer**

Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Double Vanity,Dry Bar,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Recessed Lighting,Sauna,Separate Entrance,Soaking Tub,Steam Room,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	19`4" x 40`1"	Bedroom	Upper	18`1" x 15`0"
Bedroom	Upper	11`4" x 21`10"	6pc Ensuite bath	Upper	12`10" x 17`2"
4pc Ensuite bath	Upper	7`6" x 5`10"	4pc Ensuite bath	Upper	5`10" x 8`3"

<b>Den</b>	<b>Upper</b>	<b>15`1" x 15`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`4" x 11`10"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`11" x 9`10"</b>	<b>Family Room</b>	<b>Main</b>	<b>16`4" x 18`6"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>16`3" x 16`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`4" x 23`0"</b>
<b>Office</b>	<b>Main</b>	<b>12`10" x 16`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 16`9"</b>
<b>Pantry</b>	<b>Main</b>	<b>6`4" x 7`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`4" x 5`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>11`3" x 15`4"</b>	<b>Exercise Room</b>	<b>Lower</b>	<b>23`8" x 17`5"</b>
<b>Sauna</b>	<b>Lower</b>	<b>4`6" x 4`11"</b>	<b>Media Room</b>	<b>Lower</b>	<b>11`11" x 16`0"</b>
<b>Bedroom - Primary</b>	<b>Lower</b>	<b>16`11" x 13`2"</b>	<b>4pc Ensuite bath</b>	<b>Lower</b>	<b>8`2" x 4`10"</b>
<b>2pc Bathroom</b>	<b>Lower</b>	<b>7`4" x 4`11"</b>	<b>Game Room</b>	<b>Lower</b>	<b>36`3" x 32`2"</b>
<b>Bonus Room</b>	<b>Lower</b>	<b>15`8" x 18`0"</b>	<b>Storage</b>	<b>Lower</b>	<b>9`11" x 7`5"</b>
<b>Storage</b>	<b>Lower</b>	<b>5`6" x 4`3"</b>			

Legal/Tax/Financial

Condo Fee:  
\$228

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-1**

Legal Desc: **0212033**

Remarks

Pub Rmks: **Welcome to this beautifully built home in the coveted community of Elbow Valley. It is nestled in a cul-de-sac on a 0.47-acre lot, offering mountain views and privacy. This massive home features 8,400 sqft of living space and many large windows to provide tons of natural light and magnificent views. Carefully planned landscaping includes mature trees, scrubs, and bushes around the property. The backyard features a concrete pad built for a hot tub with piles and electrical that is already run for easy installation. Walking in the door, you are greeted by your U-shaped stairs and massive entertainment areas/living rooms. Your main floor consists of an office, formal dining room, and a full bedroom with a 3-piece ensuite bathroom. The real wood maple finishing goes throughout the entire home. Upstairs, you have three massive bedrooms with their ensuite washrooms, plus tons of open-below walkways from either side of the home. A 900 sqft primary bedroom with a full steam shower and custom closet with vanity, not to mention a wet bar. The other two bedrooms come with walk-in closets and ensuite washrooms. The top floor also has a den for more entertainment and study space. The basement is spacious with ample square footage for entertaining, whether at the bar, pool table, or theatre room. The basement features a custom-built gym with commercial-grade rubber flooring and an additional steam sauna and shower after those long workouts. Quick access to the mountains and downtown Calgary makes it easy to commute to work and enjoy your weekends. The neighbourhood of Elbow Valley offers many amenities, such as lake access, walking paths, playgrounds, tennis courts and much more! Book a showing today to see how incredible this property is for yourself!**

Inclusions: **N/A**  
Property Listed By: **Coldwell Banker Mountain Central**

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











