

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

MLS®#: **A2140567** Area: **Elbow Valley** Listing **06/12/24** List Price: **\$2,640,000** 

Date:
Status: Active County: Rocky View County Change: -\$50k, 19-Sep Association: Fort McMurray

General Information

Lot Sz Ar:

Lot Shape:

Access:

Park Feat:

Prop Type: Residential
Sub Type: Detached

 City/Town:
 Rural Rocky View County
 Finished Floor Area Flore Floor Area Flo

 Year Built:
 2011
 Low Sqft:

 Lot Information
 Ttl Sqft:
 5.448

Ttl Sqft: **5,448 20.473 sqft** 

Parking
Ttl Park:

Garage Sz: 3

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

DOM

163

Layout

8

Off Street, Parking Pad, RV Access/Parking, Triple Garage Attached

## Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: High Efficiency,Forced Air Concrete,Stucco,Wood Frame

Sewer: Sewer Flooring:

Ext Feat: Balcony, Courtyard, Garden, Lighting, Other, Private Hardwood, Other, Stone, Tile

Entrance, Private Yard, Rain Gutters, Storage Water Source:
Drinking Water

**Drinking** \
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

Level Level Room **Dimensions** Room **Dimensions** 19`4" x 40`1" 18`1" x 15`0" **Bedroom - Primary** Upper **Bedroom** Upper **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"

Den 3pc Ensuite bath Breakfast Nook Office Pantry Laundry Sauna Bedroom - Primary	Upper Main Main Main Main Lower Lower	15`1" x 15`11" 8`11" x 9`10" 16`3" x 16`7" 12`10" x 16`9" 6`4" x 7`2" 11`3" x 15`4" 4`6" x 4`11" 16`11" x 13`2"	Bedroom - Primary Family Room Living Room Dining Room 2pc Bathroom Exercise Room Media Room 4pc Ensuite bath	Main Main Main Main Main Lower Lower Lower	17`4" x 11`10" 16`4" x 18`6" 20`4" x 23`0" 13`0" x 16`9" 6`4" x 5`7" 23`8" x 17`5" 11`11" x 16`0" 8`2" x 4`10"
2pc Bathroom	Lower	7`4" x 4`11"	Game Room	Lower	36`3" x 32`2"
Bonus Room	Lower	15`8" x 18`0"	Storage	Lower	9`11" x 7`5"
Storage	Lower	5`6" x 4`3"			
			Legal/Tax/Financial		
Condo Fee:		Title:		Zoning:	
\$228		Fee Simple		R-1	
		Fee Freq:			
		Monthly			
Legal Desc:	0212033				
			Remarks		
Pub Rmks:  Inclusions:	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!  N/A  Coldwell Banker Mountain Central				
Property Listed By:	Coldwell Banker Mour	itain Central			













