



THE
A-TEAM

**RE/MAX
FIRST**

16 WOLFWILLOW Lane, Rural Rocky View County T3Z 1B5

MLS® #: **A2151891** Area: **Elbow Valley** Listing Date: **07/23/24** 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 County**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **101,494 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,619**
 Low Sqft:
 Ttl Sqft: **2,619**

DOM

121
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: **Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Native Plants, Sloped Down, Treed**

Park Feat:

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, Skylight(s), Smart Home, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	20`3" x 17`11"	Dining Room	Main	12`2" x 17`11"
Family Room	Main	19`9" x 18`0"	Foyer	Main	10`4" x 4`5"

Bedroom	Main	15`10" x 13`8"	Laundry	Main	11`8" x 8`11"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Main	18`3" x 13`8"
5pc Ensuite bath	Main	0`0" x 0`0"	Walk-In Closet	Main	9`6" x 6`6"
Walk-In Closet	Main	10`8" x 4`10"	Storage	Main	15`5" x 5`3"
Furnace/Utility Room	Main	4`7" x 5`2"	Bedroom	Second	14`3" x 13`3"
Bedroom	Second	14`2" x 13`3"	2pc Bathroom	Second	0`0" x 0`0"
5pc Bathroom	Second	0`0" x 0`0"	Loft	Upper	20`1" x 18`0"
Bedroom	Lower	15`8" x 12`4"	Bedroom	Lower	17`6" x 13`8"
Game Room	Lower	35`5" x 24`5"	Media Room	Lower	20`1" x 12`8"
Mud Room	Lower	18`2" x 11`8"	3pc Bathroom	Lower	0`0" x 0`0"
Furnace/Utility Room	Lower	21`4" x 7`4"	Other	Lower	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, 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 unique living, providing surroundings of natural beauty with proximity to urban conveniences.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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











