

Bedroom - Primary	Upper	23`5" x 15`5"	Bedroom	Main	13`2" x 11`9"
Bedroom	Main	11`0" x 10`10"	Bedroom	Main	11`8" x 9`0"
Bedroom	Basement	11`8" x 10`5"	Bedroom	Basement	12`0" x 11`3"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
2pc Bathroom	Lower	6`1" x 3`7"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **7510835**

Remarks

Pub Rmks: *****OPEN HOUSE SATURDAY ,SEPT-21st 1-4PM***Welcome to 150 Elbow River Road in the Luxury Estate Community of Elbow River Estates. This beautiful | RECENTLY RENOVATED | TWO STOREY WALKOUT | home has over 4,400 sq. ft. of living space. Situated on a | RARE 4-ACRE LOT| on the very west end of the community this home has |AMAZING MOUNTAIN VIEWS| with lots of privacy. The SIX Bedroom, FOUR and half baths home is perfect for the |GROWING OR EXTENDED FAMILY| family. This home was very tastefully renovated by the current owners. Some of the gorgeous Renos include the main floor ,open floor plan with a |TOTALLY NEW KITCHEN| with a all-new appliances including a stunning 6 burner gas stove, S/S dishwasher, refrigerator, range hood. The new kitchen cabinets with island perfect for all family gatherings. The main floor also boasts a formal dining room, cozy family room with wood fireplace There is also 2 very large bedrooms along with a 3rd bedroom with a 4-piece ensuite. There is also an additional 4-piece bath. All the bathrooms have new plumbing tile and fixtures, the original poly-b water lines has also been removed. The second floor has an amazing primary bedroom that opens to an expansive east facing deck perfect for enjoying your morning coffee or your evening retreat. The PRIMARY BEDROOM |has a tasteful 5-piece ensuite with a large walk-in closet and an additional laundry room. The second floor also boasts a large very private living room with wood fireplace with break taking mountain and Elbow Valley views. The lower walkout level has a third family room with another wood burning fireplace that steps out to a freshly constructed patio. There is |GUEST SUITE| with a 4-piece ensuite perfect for guests or the extended family. The walkout level has a large games room with wet bar & beverage fridge. There is a 6th bedroom that would be perfect for a home office. The walkout basement also has an additional powder room, utility/laundry room. There are too many newly renovated items like HW Flooring, Tile, carpet. New wrap around west facing deck, lighting,paint, window coverings to just name a few. All of this and a |4 BAY HEATED GARAGE|. You must see this very tastefully renovated home.Elbow River Estates is situated within minutes of 4 Golf Courses ,a short drive to shopping at Aspen Landing & West Hills . Thye Springbak School bus comes by the front door with just a 20 minute drive to school . Close to many private schools like Weber & Calgary Academy. Call you Fav Realtor today for your own private showing.**

Inclusions: **Invincible Dog Fence , no collars, dart board,, Downstairs Washer & Dryer,Playset**
 Property Listed By: **RE/MAX Realty Professionals**

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









