



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31055 ELBOW RIVER Drive, Rural Rocky View County T3Z 2T9**

MLS®#: **A2166649**

Area: **Springbank**

Listing Date: **09/17/24**

List Price: **\$2,199,000**

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: **1994**

Lot Information

Lot Sz Ar: **177,724 sqft**  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **3,141**  
Low Sqft:  
Ttl Sqft: **3,141**

DOM

**2**

Layout

Beds: **6 (5 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz: **6**

**Backs on to Park/Green Space, No Neighbours Behind, Irregular Lot, Landscaped, Many Trees, Private, Views Driveway, Heated Garage, Oversized, Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Other**  
Ext Feat: **Balcony, Courtyard, Lighting, Private Entrance, Private Yard**

Construction: **Mixed, Stone, Wood Frame**  
Flooring: **Carpet, Hardwood, Stone**  
Water Source: **Other**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Wood Counters**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7'3" x 3'6"
Family Room	Main	11'4" x 9'2"
Kitchen	Main	13'6" x 13'8"
Office	Main	11'1" x 11'2"
3pc Ensuite bath	Upper	6'2" x 5'7"
Bedroom	Upper	13'5" x 13'0"

Room	Level	Dimensions
Dining Room	Main	16'2" x 13'0"
Foyer	Main	11'4" x 9'2"
Living Room	Main	23'2" x 21'11"
3pc Ensuite bath	Upper	5'1" x 13'9"
6pc Ensuite bath	Upper	11'1" x 11'2"
Bedroom	Upper	13'1" x 10'2"

Bedroom - Primary  
Walk-In Closet  
Bedroom  
Bedroom

Upper  
Upper  
Second  
Basement

18`10" x 18`5"  
4`11" x 11`8"  
9`11" x 13`6"  
15`4" x 12`5"

Storage  
Bedroom  
3pc Bathroom  
Game Room

Upper  
Second  
Basement  
Basement

4`4" x 3`0"  
13`10" x 13`6"  
7`7" x 8`8"  
24`6" x 19`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9010544**

Zoning:  
**R-RUR**

Remarks

Pub Rmks: **Discover Your Private Mountain Oasis ! Nestled amidst the tranquility of Elbow River Estates, this stunning country estate offers the perfect blend of luxury and natural beauty. Set on 4 acres of meticulously manicured land, the property provides a private escape just a short drive from Calgary. The home's exquisite architecture boasts peaked roofs, bay windows, a wrap-around veranda, and stone detailing. Large windows throughout offer breathtaking panoramic views of the mountains and stunning sunrises and sunsets. Inside, you'll find a spacious 2-story foyer, a cozy living room with a stone fireplace, and a formal dining room. The gourmet kitchen features elegant white cabinets, marble backsplash, granite countertops, and high-end stainless steel appliances. The unique center island is a focal point of this culinary haven. For relaxation and entertainment, there's a den or office, a family room with a second fireplace and travertine tile flooring, and a walk-out to the patio. The master bedroom is a true retreat, complete with a brick-faced fireplace, dual vanities, a corner jetted tub, and a private sitting area with 2-story ceilings. Three additional bedrooms, each with ensuite baths, and a third-floor loft area provide ample space for family and guests. The lower level offers a recreation room, a fourth fireplace, a fifth bedroom, and a 3-piece bath. Conveniently located in front of The Glencoe Golf & Country Club, and minutes from Signal Hill shopping center, and numerous restaurants, this property offers the perfect combination of country living and city amenities. Please check virtual tour**

Inclusions:  
Property Listed By: **RE/MAX Complete Realty**

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





















