



THE
A-TEAM

**RE/MAX
FIRST**

260 ELBOW RIDGE Haven, Rural Rocky View County T3Z 3T2

MLS® #: **A2171235** Area: **Elbow Valley** Listing Date: **10/11/24** List Price: **\$1,299,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Rural Rocky View County**
 Year Built: **2008**
 Lot Information
 Lot Sz Ar: **5,227 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,044**
 Low Sqft:
 Ttl Sqft: **2,044**

DOM

6
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,No Neighbours Behind,Landscaped,Many Trees,Underground Sprinklers,Views**
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer: **Public Sewer**
 Ext Feat: **BBQ gas line**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source: **Private,See Remarks**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	23`10" x 22`4"	Dining Room	Main	11`4" x 16`10"
Kitchen	Main	11`4" x 12`9"	Bedroom - Primary	Main	13`4" x 18`0"
Laundry	Main	13`7" x 8`6"	Office	Main	5`5" x 6`0"

Game Room	Lower	23`7" x 18`0"	Media Room	Lower	12`7" x 21`11"
Bedroom	Lower	16`6" x 13`5"	5pc Ensuite bath	Main	
2pc Bathroom	Main		4pc Bathroom	Lower	
Bedroom	Lower	10`7" x 15`10"	Storage	Lower	18`7" x 5`4"
Storage	Lower	6`6" x 8`9"	Storage	Lower	12`8" x 5`10"
Furnace/Utility Room	Lower	13`4" x 13`5"			

Legal/Tax/Financial

Condo Fee:
\$195

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC13

Legal Desc: **0311031**

Remarks

Pub Rmks: ****OPEN HOUSE SAT. OCT. 19, 12:00-2:00**A stunning villa perched on the ridge above the Elbow River. ~ Click on the movie reel to take a flight in and around this property~. A quality bungalow built by Knightsbridge Homes. A welcoming community and a lifestyle surrounded by nature. This elegant and meticulously maintained bungalow will wow you as soon as you step through the front door. Your eyes will be drawn to the tall windows overlooking the pine and poplar grove that is absolutely captivating in all of the seasons. The grand entry way leads to a bright and welcoming sitting room that would make a splendid home office or formal dining room. No small details were overlooked in the design of this home. A professional decorator chose the colours, furniture, art and upscale lighting fixtures to complement each space. Many joyful gatherings have occurred around the central kitchen island where multiple cooks can prep a beautiful meal. The central stacked stone gas fireplace adds warmth and ambiance to the whole main level. The surrounding built in cabinets will display your cherished collection and the television tucks away into the cabinetry. As you enter the arched french doors into the owners suite you will exhale. This space has been transformed with a coastal feel. The colours, textures and fixtures will immediately transport you to a place of tranquility. A wall of windows looks out over the glade of trees with a door to access the back deck. You will appreciate the expertly designed walk- through closet leading to the spa themed ensuite featuring separate vanities, a luxurious shower, towel warming rack and deep soaker tub. The walk-out basement with in-floor heat boasts a wonderful layout with 2 generous bedrooms, both hosting walk-in closets. Invite your friends and family to the cozy theatre room. Cheer on your favourite team on the big screen or watch an exciting movie in the comfy reclining chairs. Pop some popcorn and keep your favourite beverages chilled at the wet bar. Just across from the theatre, the recreation room is perfectly sized for morning stretching, exercise equipment or a spacious hobby area. The wine cellar/cold room is also a great addition. If you love a home with exceptional storage, then you will be very appreciative of this floor plan. This home has been well loved and fondly cared for. New appliances including a furnace and dishwasher have been updated in the last two years and a brand new Dacor oven will be installed shortly. Now, the community... Walk out your door to the incredible pathway system leading to the Elbow River, community lakes, and natural pathways. Join a game of pickle ball, tennis or basketball over at the sport courts. The clubhouse offers fitness classes and year- round events. Enjoy the beach, paddle boarding or swimming on the warmer days at Elbow Valley lake. If you enjoy golf, there are no less than four exciting courses minutes away.**

Inclusions: **Bar stools (x4), Window blinds, Garage remote (1), Sound system electronics (As is), Television in living room, Television in lower bedroom (Works-As is), Projector, Theatre chairs, Bike pulleys in garage, Murphy bed in theatre.**

Property Listed By: **Century 21 Foothills Real Estate**

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











