



THE
A-TEAM

**RE/MAX
FIRST**

32 WOLFWILLOW Ridge, Rural Rocky View County T3Z 2Z4

MLS® #: **A2186509** Area: **Elbow Valley** Listing Date: **01/09/25** List Price: **\$3,995,000**
 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** Finished Floor Area
 Year Built: **2002** Abv Sqft: **5,713**
 Lot Information Low Sqft:
 Lot Sz Ar: **87,555 sqft** Ttl Sqft: **5,713**
 Lot Shape:

DOM

13
Layout
 Beds: **4 (2 2)**
 Baths: **5.5 (4 3)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees**

Park Feat:

Heated Garage, Oversized, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Fireplace(s), Forced Air, Natural Gas**
 Sewer: **Private Sewer**
 Ext Feat: **Fire Pit, Garden**

Construction: **Stone, Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood, Slate, Tile**
 Water Source: **Private**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator**
 Int Feat: **Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
Breakfast Nook	Main	14`6" x 17`5"	Den	Main	14`5" x 14`7"
Exercise Room	Main	11`10" x 16`1"	Kitchen	Main	16`10" x 18`1"
Laundry	Main	12`11" x 21`2"	Living Room	Main	22`7" x 29`0"
Mud Room	Main	14`10" x 6`11"	Bedroom - Primary	Main	15`0" x 20`7"

4pc Ensuite bath	Upper	0`0" x 0`0"	Office	Upper	28`0" x 25`7"
Office	Upper	14`10" x 12`5"	Bedroom - Primary	Upper	30`0" x 24`0"
Game Room	Upper	13`4" x 35`7"	1pc Bathroom	Lower	0`0" x 0`0"
2pc Bathroom	Lower	0`0" x 0`0"	3pc Ensuite bath	Lower	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"	Other	Lower	12`7" x 15`10"
Bedroom	Lower	21`3" x 17`0"	Bedroom	Lower	16`10" x 14`5"
Den	Lower	17`0" x 19`0"	Dining Room	Lower	17`5" x 11`6"
Family Room	Lower	22`11" x 28`7"	Mud Room	Lower	13`8" x 16`3"
Storage	Lower	4`8" x 8`8"	Media Room	Lower	12`6" x 17`10"
Furnace/Utility Room	Lower	14`9" x 10`10"	Furnace/Utility Room	Lower	14`4" x 15`1"
Wine Cellar	Lower	7`11" x 8`4"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$260	Fee Simple	DC13
	Fee Freq:	
	Monthly	

Legal Desc: **9813459**

Remarks

Pub Rmks: **Welcome to this one-of-a-kind architectural masterpiece in the award-winning community of Elbow Valley. The Arts & Crafts designed family home is situated on two acres of treed property backing onto a 50-acre wooded reserve and creek, twenty minutes from downtown Calgary. The discerning buyer will appreciate the carefully curated elements of this property including reclaimed timbers, beams and floors, local artisan metal work from artist Alex Caldwell, and Rundle rock masonry completed by the same generational family business who worked on the Banff Springs Hotel. A private tree lined driveway opens onto the well maintained 9400 sq ft. home with an oversized heated garage, surrounded by mature trees, a beautiful, landscaped yard, and extensive rundle rock work on all sides of the home. The interior is equally as striking with slate, limestone, and 100+ year old fir covering the majority of the home's floors, an abundance of natural light, and quality craftsmanship throughout. The living room features 26 foot vaulted & beamed ceilings, custom made light fixtures, plenty of seating around one of seven wood burning masonry fireplaces, and stunning floor to ceiling windows. The Chef's kitchen features high-end appliances, custom cabinetry, several working spaces & a fireplace. Just off the kitchen is a multi-purpose room set up with functional workspaces, extensive built-ins, laundry facilities, hobby space and a butler's pantry. The main floor master wing consists of a library with Greene & Greene fir detailing and a fireplace, sleeping room, gym, dressing room and luxurious ensuite. Enjoy your coffee in the morning sun on the east facing patio or unwind at the end of the day on the west facing deck(s). The main floor is supported with steel I-beams, interfaced with concrete for stability and noise reduction. Upstairs is the executive office complete with a workspace, built-ins, board table, fireplace, and bar. Additionally, there is another bedroom including a walk-in closet and self-contained 4 pc. ensuite. Descend to the walk-out lower level and enter an entertainer's dream with a fully equipped bar, wine cellar, home theatre, family room, den, and two more bedrooms, 3 bathrooms, utility rooms, and storage rooms. The living space continues outside to a stunning oasis with mature trees and multiple entertaining spaces. More than just a home, this property is truly a 4-season lifestyle with 50+km biking and walking paths, hiking, snowshoeing, golfing, year-round Elbow Valley resident's events, and so much more just outside your door. Don't miss your opportunity to call Elbow Valley home, and inquire for your private tour and additional feature list.**

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

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











