



THE
A-TEAM

**RE/MAX
FIRST**

15 ELBOW RIVER Circle, Rural Rocky View County T3Z 2T6

MLS® #: **A2200972** Area: **Elbow River Estates** Listing Date: **03/12/25** List Price: **\$1,795,000**
 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: **1991** Abv Sqft: **2,826**
 Lot Information Low Sqft:
 Lot Sz Ar: **174,240 sqft** Ttl Sqft: **2,826**
 Lot Shape:

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard, Close to Clubhouse, Cul-De-Sac, Environmental Reserve, Front Yard, Garden, Gazebo, Landscaped, Lawn, Many Trees, Native Plants, No Neighbours Behind, Pie Shaped Lot, Private, See Remarks, Treed, Wedge Shaped Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Shake**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Other**

Construction: **Stucco**
 Flooring: **Hardwood, Laminate**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **Double Vanity, Granite Counters, Kitchen Island, See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	8`10" x 9`6"	Dining Room	Main	15`5" x 13`5"
Family Room	Lower	21`8" x 15`1"	Kitchen	Main	14`1" x 13`5"
Laundry	Main	15`5" x 9`2"	2pc Bathroom	Main	
3pc Bathroom	Lower		4pc Ensuite bath	Upper	
4pc Ensuite bath	Upper		5pc Ensuite bath	Upper	
Bedroom	Upper	19`4" x 11`2"	Bedroom	Upper	19`4" x 11`2"

Bedroom
Living Room

Lower
Main

14`9" x 10`2"
15`5" x 19`4"

Bedroom - Primary
Breakfast Nook

Legal/Tax/Financial

Upper
Main

15`5" x 13`9"
14`1" x 8`6"

Title:
Fee Simple
Legal Desc:

7910905

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to 15 Elbow River Circle in the coveted community of Elbow River Estates, neighbouring the Glencoe Golf and Country Club. Designed by the celebrated architect Bill Chomik, this extraordinary home is a harmonious blend of contemporary design and rustic elegance, spanning over 3,900 square feet of refined living space. Set upon 4 sprawling acres of pristine land, this estate offers a picturesque retreat surrounded by lush landscaping, towering trees, and unparalleled seclusion. The home features four generously sized bedrooms, each with its own charm, three opulent ensuite bathrooms, and a recently rejuvenated kitchen boasting rich granite countertops and state-of-the-art appliances. Warm hardwood floors, custom-crafted built-ins, and a cozy main floor den enhance the home's inviting atmosphere. Step outside to discover a sanctuary of outdoor living—a vast terrace perfect for hosting gatherings, a crackling outdoor fireplace for tranquil evenings, and a heated triple-car garage for your prized vehicles. Tucked into the quiet corner of the property lies a charming heated log cabin with dual lofts, a cozy retreat outfitted with electricity and wired internet—ideal as a home office or a private escape for unwinding under the stars. Elbow River Estates offers its residents a treasure trove of amenities, including tennis courts, a riding ring, a playground, and a charming clubhouse. The crown jewel is a secluded 13-acre island on the river, a rare privilege for the community. With the convenience of the nearby ring road, this serene retreat is only a 20-minute drive to downtown Calgary and a breezy 45-minute journey to the alpine beauty of Canmore. This is a rare opportunity to own a truly unique property that promises an extraordinary lifestyle for generations to come

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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











