

\$2,640,000 - 172 Elbow Ridge Bluffs, Rural Rocky View County

MLS® #A2140567

\$2,640,000

5 Bedroom, 7.00 Bathroom, 5,448 sqft
Residential on 0.47 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Welcome to this beautifully built home in the coveted community of Elbow Valley. It is nestled in a cul-de-sac on a 0.47-acre lot, offering mountain views and privacy. This massive home features 8,400 sqft of living space and many large windows to provide tons of natural light and magnificent views. Carefully planned landscaping includes mature trees, scrubs, and bushes around the property. The backyard features a concrete pad built for a hot tub with piles and electrical that is already run for easy installation.

Walking in the door, you are greeted by your U-shaped stairs and massive entertainment areas/living rooms. Your main floor consists of an office, formal dining room, and a full bedroom with a 3-piece ensuite bathroom. The real wood maple finishing goes throughout the entire home.

Upstairs, you have three massive bedrooms with their ensuite washrooms, plus tons of open-below walkways from either side of the home. A 900 sqft primary bedroom with a full steam shower and custom closet with vanity, not to mention a wet bar. The other two bedrooms come with walk-in closets and ensuite washrooms. The top floor also has a den for more entertainment and study space.



The basement is spacious with ample square footage for entertaining, whether at the bar, pool table, or theatre room. The basement features a custom-built gym with commercial-grade rubber flooring and an additional steam sauna and shower after those long workouts.

Quick access to the mountains and downtown Calgary makes it easy to commute to work and enjoy your weekends. The neighbourhood of Elbow Valley offers many amenities, such as lake access, walking paths, playgrounds, tennis courts and much more! Book a showing today to see how incredible this property is for yourself!

Built in 2011

Essential Information

MLS® #	A2140567
Price	\$2,640,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	5,448
Acres	0.47
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	172 Elbow Ridge Bluffs
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code T3Z3T1

Amenities

Amenities Clubhouse, Dog Park, Golf Course, Parking, Playground, Park, Secured Parking, Storage, Trash, Visitor Parking

Parking Spaces 8

Parking Off Street, Parking Pad, RV Access/Parking, Triple Garage Attached

of Garages 3

Interior

Interior Features Bar, Breakfast Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Dry Bar, Double Vanity, French Door, Granite Counters, High Ceilings, Vinyl Windows, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Master Downstairs, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Soaking Tub, Separate Entrance, Steam Room, Storage, Tankless Hot Water, Walk-In Closet(s)

Appliances Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Range Hood, Tankless Water Heater, Washer/Dryer

Heating Forced Air, High Efficiency

Cooling Central Air, Full

Fireplace Yes

of Fireplaces 4

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Courtyard, Garden, Lighting, Other, Private Entrance, Private Yard, Rain Gutters, Storage

Lot Description Backs on to Park/Green Space, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Garden, Lawn, Landscaped, Level, Many Trees, No Neighbours Behind, Paved, Pie Shaped Lot, Private, Street Lighting, Views

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2024

Days on Market 273

Zoning R-1

Listing Details

Listing Office Coldwell Banker Mountain Central

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