

\$1,300,000 - 261 Elbow Ridge Haven, Rural Rocky View County

MLS® #A2100031

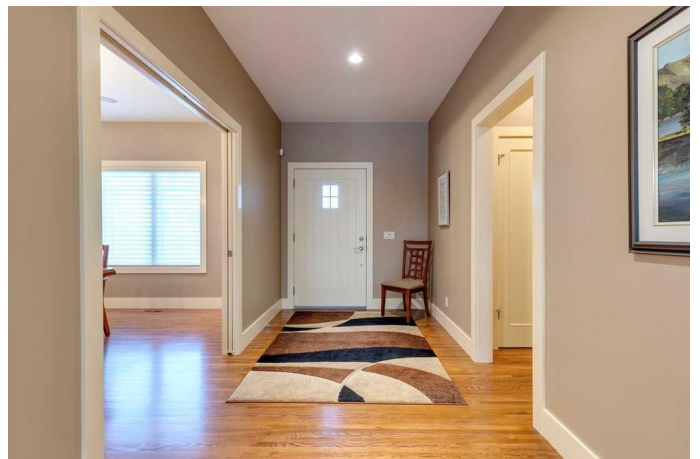
\$1,300,000

3 Bedroom, 1.00 Bathroom, 2,115 sqft
Residential on 0.15 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Welcome to the height of Villa living in the prestigious Elbow Valley community. Located on Elbow Ridge Haven, this coveted duplex delivers it's residents the rare opportunity to enjoy community amenities and estate living with easy access to the Calgary International Airport (30-minute drive) and downtown Calgary (20-minute drive). Tucked comfortably and privately into the corner lot, this home affords private natural windowscapes and a rare position away from neighbours'™ direct views. With many upgrades, this home shows 'œlike new'œ with the advantage of a mature yard.

This 'œKnightsbridge'œ home is an example of timeless elegance. As a meticulously maintained property, care of ownership is obvious inside and out. Boasting over 4100 square feet of luxurious living space, the main floor hosts a convenient half bath and main floor laundry (with recent upgrades) along with the open floor plan consisting of incredible living, dining and kitchen areas. The expansive space is an entertainer'™s dream with all the comfort of home and intimacy that a stone fireplace, warm wood floors and a wall of windows framing nature's best can hold. The kitchen features upgraded appliances, a stunning large island and all that a culinary artist could



desire. Serving the kitchen, youâ€™ll find a servery and walk-in pantry leading to the formal dining area.

The primary bedroom is located privately aside the living area and serves as an oasis in itself. With ample space and morning views of local deer, this private facing suite is second to none. The spa-like ensuite welcomes you through the well organized and spacious walk-in closet where youâ€™ll find a free-standing oversized tub, rainfall shower, private water closet and two separate vanities complete with dressing table and heated floors underfoot.

The lower level of this remarkable home is dedicated to entertainment and leisure, boasting an in-floor heated spacious family room with stone fireplace, games area, and a fabulous wet-bar. Perfect for hosting gatherings and creating lasting memories. Additionally, two bedrooms, full bathroom, and an office/theatre/exercise room offer ample space for guests and hobbies alike. The mechanical room hosts upgraded security, electrical, furnace/heat pump, hot water tanks, recently installed utility sink, radon remediation system, wine/cold storage and much more.

This quality-built villa epitomizes the essence of luxury living in a truly exceptional location. Experience elevated living in Elbow Valley Estates, where every detail has been meticulously curated to exceed the highest standards of excellence. See supplements for Upgrades & Additions.

Built in 2007

Essential Information

MLS® #	A2100031
Price	\$1,300,000

Sold Price	\$1,255,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,115
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	261 Elbow Ridge Haven
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z3T2

Amenities

Amenities	Beach Access, Clubhouse, Gazebo, Golf Course, Picnic Area, Playground, Snow Removal, Visitor Parking
Utilities	Cable Available
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Bar, Central Vacuum, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Freezer, Microwave, Oven-Built-In, Washer/Dryer
Heating	Combination, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	April 10th, 2024
Days on Market	28
Zoning	DC
HOA Fees	180.65
HOA Fees Freq.	MON

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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