

\$2,388,000 - 43 Wolfwillow Lane, Rural Rocky View County

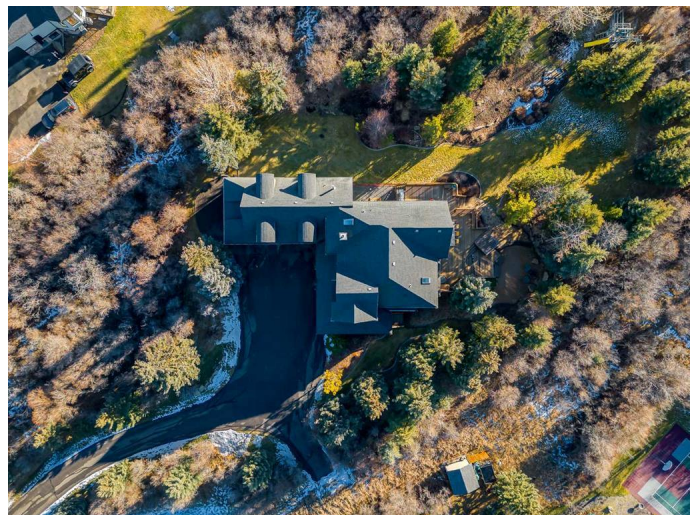
MLS® #A2100262

\$2,388,000

6 Bedroom, 4.00 Bathroom, 3,831 sqft
Residential on 2.00 Acres

Elbow Valley, Rural Rocky View County,
Alberta

UNDER CONTRACT. Welcome to 43 Wolfwillow Lane, a stunning property nestled in the hillside of the prestigious and family-friendly community of Elbow Valley. This Montana-style home offers a unique blend of luxury, comfort, and natural beauty that will captivate your senses. Situated on two acres of lush land, this property boasts mountain views and backs onto a private reserve, ensuring ultimate privacy and tranquility. As you approach the house, you will be greeted by an expansive mahogany wrap-around deck, perfect for enjoying morning coffee or entertaining guests while taking in the serene surroundings. Step inside, and you will be immediately be struck by the abundance of natural light that floods through the large custom windows throughout the home. The functional floor plan creates a seamless flow between the living spaces, making it ideal for both everyday living and hosting gatherings with family and friends. With four bedrooms above grade, an additional two on the lower level, and four bathrooms, this residence provides ample space for everyone in the household to enjoy their own private retreat. The formal dining room could be used as a second office being that the sunny breakfast nook open to the country kitchen has tremendous space for both formal and informal gatherings. The



second level over the garage adds extra flex space and functionality to the home, offering even more room to spread out and relax as a family. Barn doors open onto a fabulous home office, with views out the windows in three directions. The lower level features a cozy family/TV room, bar area for entertaining, an exercise room and lots of extra storage. Attention to detail and quality of workmanship is evident in every aspect of this custom-built property. From the high-quality finishes to the meticulously maintained landscaping, no expense has been spared in creating a truly exceptional living experience. The long private driveway creates a sense of arrival lined with stunning mature trees and forest willows. In addition to being nestled within Elbow Valley's renowned acreage area of this exceptional community, this home is just a short distance away from outstanding public Springbank schools and top private schools in the city. Enjoy easy access to an abundance of amenities, including shopping centers, restaurants, and recreational facilities. Nature enthusiasts will appreciate the close proximity to outdoor destinations such as Banff and Bragg Creek. Whether you enjoy hiking through picturesque trails or exploring wildlife-rich landscapes, adventure awaits just moments from your doorstep. This listing presents an incredible opportunity to own a truly remarkable property in Elbow Valley. Don't miss your chance to experience the beauty, luxury, and serenity that 43 Wolfwillow Lane has to offer.

Built in 1999

Essential Information

MLS® #	A2100262
Price	\$2,388,000
Sold Price	\$2,225,000

Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,831
Acres	2.00
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	43 Wolfwillow Lane
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1B4

Amenities

Amenities	Beach Access, Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Utilities	Cable Available
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Loft
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Dog Run, Garden, Lighting, Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Garden, Landscaped, Many Trees, Private, Treed, Views
Roof Asphalt Shingle
Construction Concrete, Mixed, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed January 7th, 2024
Date Sold February 2nd, 2024
Days on Market 26
Zoning DC
HOA Fees 0.00

Listing Details

Listing Office Coldwell Banker Mountain Central

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