

\$899,900 - 85 Bent Tree Court, Rural Rocky View County

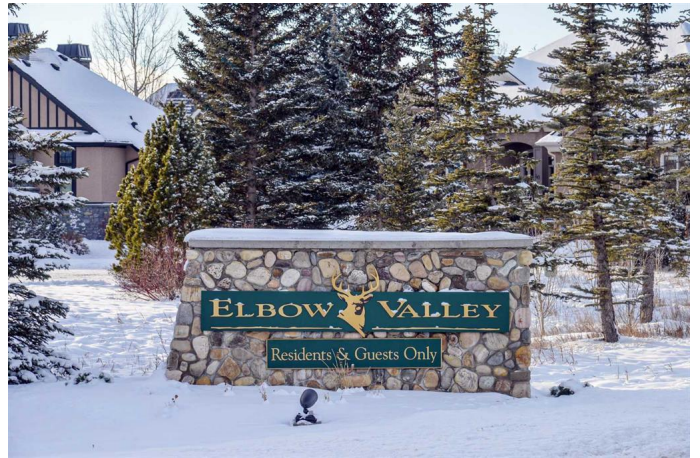
MLS® #A2100938

\$899,900

3 Bedroom, 3.00 Bathroom, 1,577 sqft
Residential on 0.13 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Welcome to this exceptional and extensively upgraded executive villa. Offering over 2700 sq/ft of total living space, a walk out basement and the best location in the complex. Ideally located in Elbow Valley this meticulously maintained home provides an abundance of sunlight, living space and privacy. Offering a modern and open floor plan and high ceilings that provide seamless interaction between all principal rooms plus luxurious hardwoods throughout most of the main floor. The spacious kitchen features upgraded maple cabinets, newer stainless appliances, expansive granite counters, a glass tile backsplash, a large pantry and ample storage. The kitchen opens effortlessly to the cozy breakfast nook and the large great room, the perfect space to relax and entertain family and friends. The primary suite offers privacy, a newly updated ensuite bath and oversized walk in closet. The main floor also includes an intimate dining room, generous mudroom and laundry area, plus easy access to the massive south facing deck to enjoy afternoon and late day sun. The basement is finished to the same standards as the main floor and offers flexible living space, a massive recreation room that includes a home office nook that could easily be used for a home gym area too. The basement is completed with two large bedrooms, an updated 4 piece bathroom and



a massive storage room. Elbow Valley offers miles of exclusive walking paths, a beautiful lake, community beach, tennis and sport courts and a community recreation center. Live in surrounded by nature and enjoy being just minutes away from all the amenities the city has to offer.

Built in 1999

Essential Information

MLS® #	A2100938
Price	\$899,900
Sold Price	\$905,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,577
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	85 Bent Tree Court
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3B2

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Gentle Sloping, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 11th, 2024
Date Sold	January 29th, 2024
Days on Market	18
Zoning	DC
HOA Fees	180.65
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Realty Professionals
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