

\$2,299,000 - 152 Elbow Ridge Bluffs, Rural Rocky View County

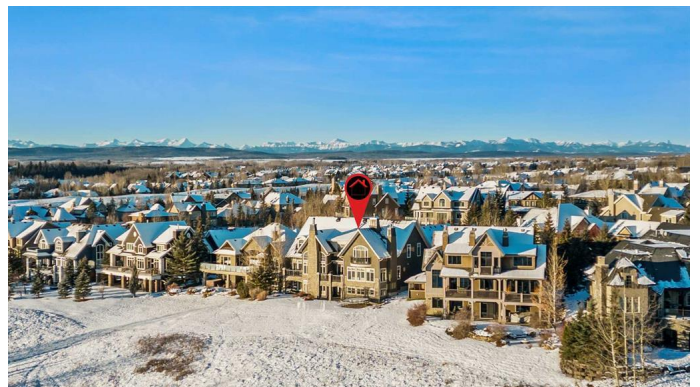
MLS® #A2101424

\$2,299,000

5 Bedroom, 6.00 Bathroom, 5,739 sqft
Residential on 0.55 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Located on the banks of the ELBOW RIVER this premium RIDGE LOCATION offers stunning unobstructed views of the ELBOW RIVER VALLY from ALL 3 LEVELS in this EXECUTIVE HOME. Featuring 5 bedrooms (4 up) 6 bathrooms and endless luxury finishes throughout. The living room is just one of the incredible feature areas with soaring vaulted ceilings, massive windows and a stunning 2 storey stone fireplace. The bright and spacious main level offers 2 private office spaces, with an option to convert one into a main floor bedroom. The formal dining room is finished with coffered ceilings flowing into the chef's kitchen with 2 islands, 8 GAS BURNER THERMADOR RANGE, BUTLERS PANTRY, SEPARATE PREP AREA and full size Subzero fridge and freezer. The VIEWS of the Elbow River Valley from the kitchen and living room are truly spectacular from SUNRISE to SUNSET. The upper level offers 4 bedrooms along with a separate bonus room and gaming area finished with custom built-ins. The master bedroom is spectacular with a wrap around walk/through closet with custom built-ins. 5 piece en-suite has a large central soaker tub surrounded by a cozy fireplace and TV to enjoy while you relax. One of the many unique features in the home is the open air terrace in the master en suite sprawling out to more gorgeous views of the elbow river. The



lower level is an entertainer's dream with a FULL SIZE EAT UP BAR surrounded by TV's and RESTAURANT STYLE SEATING, that creates a game day atmosphere. With just under 3000 square feet of space in the lower level the options are endless to creatively transform this space to your desired style and design. Create memories with MOVIE NIGHTS in your private screening room with THEATRE SEATING and your 106 inch screen! Kids and even the adults will love the various game areas that include a GOLF DRIVING RANGE to hit balls! A 5th bedroom and full bath with massive over-sized steam shower along with tons of storage complete the lower level. The walk-out basement leads to the lower patio with more green space and your very own front row seat of the Elbow River! More incredible features include: LAUNDRY ON ALL 3 LEVELS, A/C, alarm & camera systems, HEATED FLOORS IN THE BASEMENT, 2 sub-zero wine racks and TRIPLE GARAGE with HEATED FLOORS and LIFT. You don't have to worry about traffic, as this property is situated in a CUL-DE SAC with quick access to various pathways for walking, biking. Don't pack away the fishing gear! You can step out your back door and be fishing in the river in just minutes! To top it all off you get FULL ACCESS to the private LAKE and clubhouse to enjoy days at the BEACH, swimming, paddle boarding, kayaking, and skating in the winter. Call to book a private showing today.

Built in 2006

Essential Information

MLS® #	A2101424
Price	\$2,299,000
Sold Price	\$2,200,000
Bedrooms	5

Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,739
Acres	0.55
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	152 Elbow Ridge Bluffs
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3T1

Amenities

Amenities	Beach Access, Clubhouse, Picnic Area, Playground, Racquet Courts
Utilities	Electricity Paid For, Heating Paid For, Phone Paid For, Water Paid For
Parking Spaces	7
Parking	Quad or More Attached, Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit

Lot Description Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Landscaped, Underground Sprinklers, Rectangular Lot, Sloped Down, Views

Roof Asphalt Shingle

Construction Brick, Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 16th, 2024

Date Sold February 12th, 2024

Days on Market 27

Zoning DC13

HOA Fees 0.00

Listing Details

Listing Office Real Broker

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