

\$1,298,000 - 272 Elbow Ridge Haven, Rural Rocky View County

MLS® #A2104589

\$1,298,000

3 Bedroom, 4.00 Bathroom, 2,229 sqft
Residential on 0.31 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Perched at the very top of Elbow Valley Estates sits an outstanding “Knightsbridge” home on a corner lot backing onto the river valley and environmental reserve. Walk out your back door and you are immediately enjoying the extensive pathway system the community offers to its residents, year-round. This beautiful “maintenance free” property features over 4300 SF of luxurious living space and is situated on one of the most beautiful lots in this small quaint development. The rear of the home overlooks the gigantic yard and has a large deck that expands across the back of the house. The landscaping boasts rock garden walls, glorious hedges turning different colors throughout the seasons, perfectly manicured shrub gardens and a private firepit area framed by rock retaining walls and mature trees. The exterior features a grand natural stone covered entrance, a French Country curved window with classic shutters, a unique heavy wood front door, peaked roof designs, and massive stone posts with lovely, curved millwork detailing on the lower terrace area. The exterior has been constructed with plywood sheathing and is clad in natural stone accents and acrylic stucco. The millwork detailing from the dramatic architectural “wall of squares” to the interior windows between spaces to the “art gallery”



stairwell make for an enriched living experience. The main floor has a formal dining area, a light-filled den boasting three walls of windows, a designer Chef’s kitchen, expansive vaulted ceilings and an elegant living room area with a sandstone wood-burning fireplace. The main floor primary suite has extensive built-ins and a luxurious ensuite with its own dressing table area. The lower-level entertaining space has a large family room area, a games area, another office that could be used as an exercise room, a fabulous wet-bar area, custom built-ins galore, two more bedrooms and two full bathrooms. This quality-built villa is a special home in a special location, boasting an incredible setting overlooking the forest area above the Glencoe Golf Course.

Built in 2005

Essential Information

MLS® #	A2104589
Price	\$1,298,000
Sold Price	\$1,400,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,229
Acres	0.31
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	272 Elbow Ridge Haven
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Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3T2

Amenities

Amenities	Beach Access, Clubhouse, Other, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Warming Drawer, Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Yard, Triangular Lot, Backs on to Park/Green Space, Lawn, Garden, Low Maintenance Landscape, Irregular Lot, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2024
Date Sold	February 2nd, 2024
Days on Market	2
Zoning	R-2

HOA Fees 320.00
HOA Fees Freq. MON

Listing Details

Listing Office Coldwell Banker Mountain Central

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