

\$2,149,000 - 227 Winding River Point, Rural Rocky View County

MLS® #A2105534

\$2,149,000

5 Bedroom, 6.00 Bathroom, 4,150 sqft
Residential on 0.29 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Tranquil haven in the heart of luxury and nature. An exquisitely crafted home situated on a .29 acres in coveted Elbow Valley, is a visionary masterpiece in an Award-Winning community. This highly upgraded FIVE BEDROOM family home is impeccably appointed featuring every design detail imaginable. Spanning over 5,700 SqFt of living space this 2-storey marvel has timeless curb appeal and is situated at the cul-de-sac's end. As you step inside prepare to be impressed by the natural hardwood flooring, custom wall coverings, exquisite light fixtures, and the abundance of windows flooding the space with natural light. The CHEFâ€™S KITCHEN, outfitted with a professional Wolf/Sub-Zero appliance package, boasts an oversized island with seating and integrated custom chopping block, alongside generous storage and ample counter space, transforming meal preparation into an absolute joy. The casual dining nook is the perfect setting for everyday family meals, while the private dining room offers the ideal setting for more lavish dinner parties. The hearth nook is not just a space for enjoying your morning coffee; it's a warm inviting space where the glow of a double sided fireplace offers a sense of separation without the need for walls. On one side, the kitchen buzzes with culinary creativity, while the great room on the other side stretches out, spacious and



welcoming. For those who work from home, a secluded private office offers the ideal retreat. Completing the main floor is a beautiful powder room, spacious mud room with enclosed lockers, and an enviable-sized pantry built for Costco-finds. The upper level reveals stunning views of the Elbow River Valley and houses the crowning jewel - a custom crafted primary retreat, promising serenity and indulgence. This luxurious space includes a jewel-box dressing room, a spa-like 5pc Ensuite, and a cozy TV/reading nook with a custom wet bar. A secondary primary bedroom awaits with a fireplace, 5pc Ensuite, and walk-in closet. Gaze upon the grand foyer as you make your way to a private wing where two additional bedrooms are connected by a shared ensuite. The upper level also features a spectacular laundry/craft room with a custom-tiled dog shower. The walk-out lower-level with heated floors is perfect for entertaining. It features a sports bar and a temperature-controlled wine cellar. The fifth bedroom is a retreat with its own Ensuite. Also a gym, half bath, and lower laundry room. Outdoor living is equally impressive with sunken hot tub, pergola and mature trees. Timeless curb appeal with professional landscaping and extended interlocking brick driveway with glass-paneled railings. For the busy family or car aficionado, the triple heated garage with built-ins and side door entrance offers ample space and storage options. RARE living in Elbow Valley, where homeowners delight in exclusive access to lakes, beaches, tennis courts, walking trails, all near golf courses and quick, easy access to Aspen Woods, the mountains, and the city core.

Built in 2003

Essential Information

MLS® #	A2105534
Price	\$2,149,000
Sold Price	\$2,100,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,150
Acres	0.29
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	227 Winding River Point
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3T5

Amenities

Amenities	Beach Access, Clubhouse, Park, Picnic Area, Playground, Recreation Facilities
Parking Spaces	6
Parking	Front Drive, Garage Faces Front, Heated Garage, Insulated, Interlocking Driveway, Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Gas Range, Central Air Conditioner, Convection Oven, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Double Sided, Gas, Great Room, Kitchen
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run, Garden, Lighting, Misting System
Lot Description	Cul-De-Sac, Landscaped, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Brick, Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 6th, 2024
Date Sold	March 19th, 2024
Days on Market	42
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.