

\$1,490,000 - 116 Winding River Rise, Rural Rocky View County

MLS® #A2114511

\$1,490,000

4 Bedroom, 5.00 Bathroom, 3,282 sqft
Residential on 0.20 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Nestled in the prestigious Elbow Valley, this 5000-sf richly appointed home offers a tranquil retreat on the edge of the city. Upon entry you will feel the home's generous proportions, great light and high grade of finishing, which extends from the substantial millwork to the extensive built-ins, bronze hardware and site-finished hardwood throughout. The renovated kitchen is magazine-worthy with chevron marble tile backsplash, quartz counters, integrated Subzero refrigerator & freezer and Viking gas range. The spacious dining area offers seating for 12 and the cozy boho-chic style living area is centered on a carved-stone wood-burning fireplace. Off the entrance is a stylish den with floor-to-ceiling built-ins and large windows. Completing the main floor is a powder room with rich cabinetry and copper sink, and an oversized laundry room with abundant storage.

Hardwood carries through to the upper floor where you will find the primary bedroom retreat with vaulted ceilings and gas fireplace. Ensuite features dual vanities, soaker tub, in-floor heating and steam shower. Best of all it connects to your dream closet area with central island and three tiers of storage. The second bedroom likewise has its own ensuite and large, custom walk-in closet. Above the triple-car garage is an expansive third bedroom and bathroom suite which could



function as a teen/tween bedroom, mother-in-law/nanny/guest suite or home studio. This space has been recently renovated including a fully updated bathroom and new carpet.

The walkout basement offers a fourth bedroom and full bathroom, as well as a wet bar, gas fireplace, entertaining area, media wall, wine room, and dream gym. From the basement you can access the lower patio area with hot tub and a landscaped backyard and green space.

Recent notable updates include new boiler system (2024), new contemporary lighting (2021) and relatively recent roofing (2018).

The entire interior including ceilings and millwork was professionally re-painted at a cost of \$40,000 in 2021. Overall, this house is ultra polished and has been maintained to the highest standards.

Elbow Valley is a private community on the western edge of Calgary offering significant natural beauty and numerous amenities including swimming, pathways, ice skating, golfing, tennis/pickleball courts, beach, kayaks, standup paddle boards, fishing, and off-leash areas. Located 1 km outside Calgary city limits, you will enjoy the benefits of tranquil country living and substantially lower property taxes, while being only 25 minutes from downtown Calgary, 10 minutes to the Westhills and Aspen Landing shopping areas, and 10 minutes from public schools and top private schools (Webber, Rundle & Calgary Academy). The new Stoney Trail ring road provides easy access to the rest of the city including Calgary International Airport (30 minutes away).

Built in 2004

Essential Information

MLS® #

A2114511

Price	\$1,490,000
Sold Price	\$1,610,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,282
Acres	0.20
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

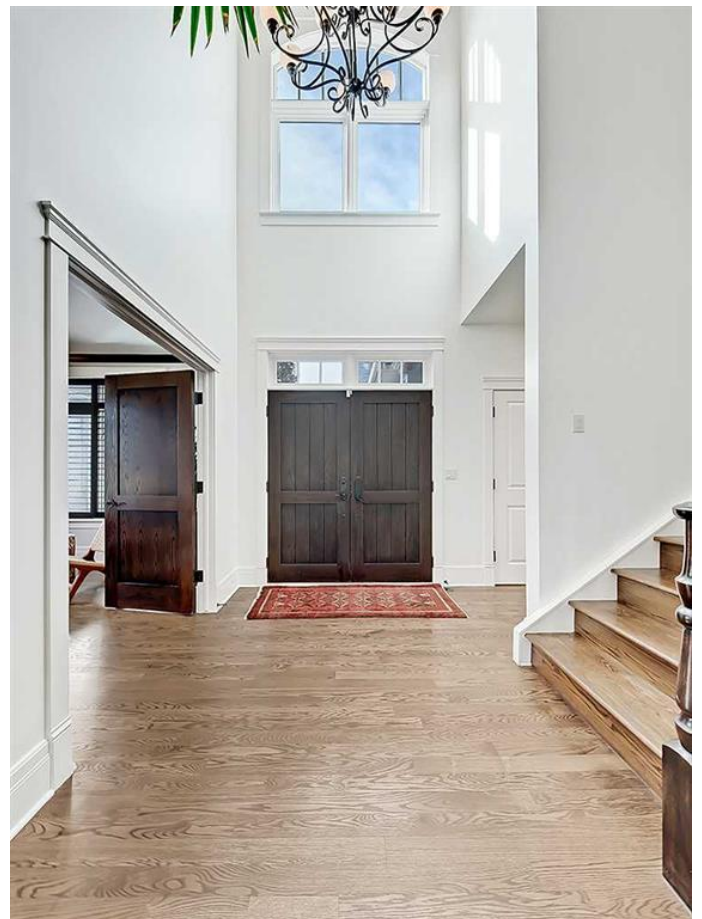
Address	116 Winding River Rise
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3T5

Amenities

Amenities	Beach Access, Clubhouse, Golf Course, Playground, Recreation Facilities
Parking Spaces	6
Parking	Aggregate, Heated Garage, Insulated, Triple Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Range Hood, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3



Fireplaces	Basement, Bedroom, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 21st, 2024
Days on Market	7
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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