

4 Majestic Gate Rural Rocky View County, Alberta

MLS # A2241536


\$1,300,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,860 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Heated Garage, Insulated, Over		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Garden, Landscaped		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas, Radiant, Zoned	Water:	Co-operative
Floors:	Carpet, Concrete, Laminate, Stone, Tile, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 212
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: 4 White BOSE speakers, mounted, in Great Room on main floor. White shelf above tv in Great Room. In lower Rec Room: White mounted BOSE speakers, ceiling mounted projector, retractable theatre screen, pool table, pool cues and rack, all spa and pool cleaning equipment and supplies, swimming pool volleyball poles and net, swimming pool toys. Grey garden shed. Fire ring in north corner of back yard. Outdoor Garbage Bin, Recycling Bin and Organics Bin ... owner purchased specifically for Elbow Valley garbage/recycling/organics collection program. Pet Stop Invisible Fence system - exterior and one interior. Additional interior perimeter monitor.

PRICE IMPROVEMENT! Newly renovated with over \$40,000 in recent upgrades and renovations. Welcome to this custom-built estate home in the award-winning community of Elbow Valley. Set on a private, beautifully treed corner lot just minutes from Calgary, this home offers 2,848 sq. ft. above grade and over 4,600 sq. ft. of total living space, blending timeless architecture with modern comfort. The main floor features a spacious primary suite with a five-piece ensuite and heated tile floors. A dramatic great room with cathedral ceilings and soaring two-storey east- and west-facing windows fills the space with natural light. The gourmet kitchen includes granite countertops, stainless steel appliances, a granite island with seating, walk-in pantry, built-in workspace, and a sunny breakfast nook. Upstairs are two generously sized bedrooms, each with walk-in closets, and a shared double-vanity bathroom. A large hall closet with floor-to-ceiling shelving offers excellent storage. The fully finished lower level is ideal for entertaining, with a large games room, a versatile flex space for a guest suite or office, and a beautifully upgraded indoor pool and spa complex (2018), complete with hot tub, full bath/change room, storage area, and a second staircase leading directly to the kitchen. The heated aggregate stone deck surrounding the pool adds year-round usability. Above the oversized double garage, a large bonus room is perfect for a gym, studio, or home business, with a private side entrance ideal for client access. Additional highlights include HVAC, in-floor heating in the garage, pool area, and games room, central air conditioning, a roughed-in heated driveway system, and parking for up to eight vehicles. Pet owners will appreciate the Pet Stop Invisible Fence system with interior zone controls. Recent upgrades include luxury vinyl plank flooring and premium

carpet—both supplied and installed by Alberta Hardwood—updated custom doors and baseboards, new fixtures in the kitchen and bathrooms, fresh paint, and coordinated black hardware throughout, all showcasing exceptional attention to detail. One of Elbow Valley’s first show homes, this is a rare and outstanding opportunity in one of the region’s most desirable communities. Note: Listing agent is the property owner.