

111 Aspen Green Rural Rocky View County, Alberta

MLS # A2250876


\$2,500,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,700 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Tile	Sewer:	Sewer
Roof:	Metal	Condo Fee:	\$ 260
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Refrigerator, Freezer, Dishwasher, Double Ovens, Gas Cooktop, Garburator, Microwave, Washer/Dryer, Garage Controls, Water Softener, TVs and Remotes, Sound System, Statues in Backyard, All Window Coverings and Remotes, Security System.

OPEN HOUSE SUNDAY, SEPTEMBER 7TH, FROM 12PM TO 3PM. Welcome to this timeless FRENCH COUNTRY estate residence located on a private "Butchart Gardens" setting in the prestigious community of Elbow Valley. Designed by Al McDowell, this bungalow showcases almost 2700 square feet on the main level and almost 2400 square feet on the lower level of meticulously developed living space where exceptional craftsmanship and pride of ownership are evident throughout. At the heart of the home is a chef-inspired kitchen featuring a Sub-Zero refrigerator and freezer, Thermador 5-burner gas cooktop, and brand-new double Wolf ovens, with a striking oversized island finished with rare Lemurian granite imported from Madagascar. The adjoining breakfast nook and inviting family room are framed with expansive windows that overlook the professionally landscaped yard, while a formal dining room with custom built-ins provides elegant space for entertaining. A lovely den/library features beautiful bookshelves with a south exposure. The primary retreat is a true sanctuary with a bespoke walk-in closet, serene views of the backyard, and a spa-like ensuite boasting a jetted tub, dual vanities, designer wallpaper and limestone tile. The lower level offers two generous bedrooms, a private office or potential bedroom a fabulous children's playroom, and a fitness/flex space. Center stage you will find an entertainment room with a built-in media center, a games area and a cozy gas fireplace. The property's exterior is equally impressive, featuring manicured lawns, mature trees, front and back fountains with rose gardens, a custom deluxe "garden" building with its own garage door, and multiple outdoor "living room" spaces that overlook the picturesque backyard. Recent upgrades include a new roof (2017) with

lifetime warranty and fresh interior paint throughout. The oversized heated garage boasts 10-foot doors, 12-foot ceilings and capacity for up to six vehicles with lifts, making it a collector's dream. This rare offering combines superior infrastructure with classic design and extraordinary outdoor living spaces. Book your private showing today to experience the Elbow Valley lifestyle at its finest!