

**172 Elbow Ridge Bluffs  
Rural Rocky View County, Alberta**
**MLS # A2140567**


# \$2,640,000

<b>Division:</b>	Elbow Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,448 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.47 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	Drinking Water
<b>Floors:</b>	Hardwood, Other, Stone, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 228
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	6-24-2-W5
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Sauna, Separate Entrance, Soaking Tub, Steam Room, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this beautifully built home in the coveted community of Elbow Valley. It is nestled in a cul-de-sac on a 0.47-acre lot, offering mountain views and privacy. This massive home features 8,400 sqft of living space and many large windows to provide tons of natural light and magnificent views. Carefully planned landscaping includes mature trees, scrubs, and bushes around the property. The backyard features a concrete pad built for a hot tub with piles and electrical that is already run for easy installation. Walking in the door, you are greeted by your U-shaped stairs and massive entertainment areas/living rooms. Your main floor consists of an office, formal dining room, and a full bedroom with a 3-piece ensuite bathroom. The real wood maple finishing goes throughout the entire home. Upstairs, you have three massive bedrooms with their ensuite washrooms, plus tons of open-below walkways from either side of the home. A 900 sqft primary bedroom with a full steam shower and custom closet with vanity, not to mention a wet bar. The other two bedrooms come with walk-in closets and ensuite washrooms. The top floor also has a den for more entertainment and study space. The basement is spacious with ample square footage for entertaining, whether at the bar, pool table, or theatre room. The basement features a custom-built gym with commercial-grade rubber flooring and an additional steam sauna and shower after those long workouts. Quick access to the mountains and downtown Calgary makes it easy to commute to work and enjoy your weekends. The neighbourhood of Elbow Valley offers many amenities, such as lake access, walking paths, playgrounds, tennis courts and much more! Book a showing today to see how incredible this property is for yourself!