



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**123 Winding River Rise**  
**Rural Rocky View County, Alberta**

**MLS # A2227130**



**\$2,275,000**

<b>Division:</b>	Elbow Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,834 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Environmental Reserve, Landscaped, Pie Shaped Lot, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Stone, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 231
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	6-24-2-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	n/a		

Spectacular FULLY RENOVATED walk-out Bungalow situated on a .29 acre SOUTH facing pied LOT, in the AWARD-winning community of ELBOW VALLEY! Enjoy being on a quiet cul-de-sac with BIG SKY VIEWS + SUNSETS & backing onto greenspace with walking paths just steps away. Only 5 minutes west of Calgary, this property is an absolute MUST SEE! Ideal layout for FAMILY & ENTERTAINING boasting 6,300+ developed sqft of updated luxurious living space, oversized + HEATED 3 car GARAGE, 4 bedrooms, 3.5 baths, DEN/STUDY, DINING, GYM + THEATRE. Grand foyer with NEW front door, side lights leads to formal dining with coffered ceiling detail + sun filled GREAT room with floor to ceiling fireplace wire for TV + barrel ceiling & window detail. Stunning updated kitchen with designer QUARTZ countertops, top of the line built-in stainless steel appliances, central island with built-in storage, custom butler's pantry & pantry wall open to nice sized breakfast nook. Primary RETREAT with double door, private access to deck, sitting area + bespoke 6 pc ensuite with modern free standing tub, custom shower with 10 mil glass + bench, dual vanities, in-floor heating & walk-in custom closet. Private den/study laced in millwork with built-in desk, powder room + laundry room with NEW washers & dryers, mud room with lockers + built-in coat closet. Functional & spacious LOFT / Library + Lounge area with built-in desk + media opens to below with gorgeous valley VIEWS & leads to bedroom / flex space with full bathroom. Lower WALK-OUT level is an entertainment haven with radiant IN-FLOOR heating, new LVP floors throughout, 2 bedrooms, GYM, full bathroom, WET BAR, THEATRE, rec area & lounge room. Additional features and upgrades include: NEW Boiler + Indirect NTI water heater, A/C, R/I for Hot Tub off back patio, irrigation, fully painted INTERIOR +

EXTERIOR, built-in speakers throughout, 8 foot solid core doors, central vac, artificial grass PUTTING GREEN and much more. Escape to nature in Elbow Valley with acres of green space, walking paths, lakes, elbow river & quick access to the Rockies while being just minutes away to City amenities. 4 Golf courses within a 5 min drive. Exceptional Property!