



GRASSROOTS
REALTY GROUP

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133 Glyde Park
Rural Rocky View County, Alberta

MLS # A2239536



\$1,739,900

Division:	Elbow Valley West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,752 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Cul-De-Sac, Environ		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 195
Basement:	Finished, Full	LLD:	2-24-3-W5
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: NA

Welcome to this exceptional, modern, exquisite bungalow with over 3,400 of living space, where luxury meets lifestyle in one of the most desirable neighbourhoods of Elbow Valley West. This minimalistic designed home showcases high-end finishes, sleek lines, and a thoughtfully planned open-concept layout. Backing onto a tranquil pond and well-maintained tennis courts, the property offers stunning views and unmatched privacy. Enjoy morning coffee or evening gatherings on your expansive dream deck, crafted for both relaxation and entertaining, enjoy tranquility in your private Hot tub. The professionally landscaped backyard is a true sanctuary, with space for outdoor living and unobstructed nature views. Inside, the gourmet kitchen features premium cabinetry, quartz countertops, and top-of-the-line built-in appliances. High ceilings and large windows flood the living space with natural light, enhancing the sense of openness and warmth. The primary suite is a luxurious retreat with serene views, a walk-in closet, and a spa-inspired ensuite bath. Additional bedrooms are spacious and versatile—perfect for guests, a home office, or hobbies. Engineered hardwood floors, custom lighting, and designer touches are evident throughout every room. A custom fireplace adds cozy charm to the great room, ideal for relaxing evenings at home. The basement has three large bedrooms and 2 full bathrooms with an extra washer and dryer. Enjoy direct access to scenic walking trails, community amenities, and recreational facilities just steps away. This home offers a triple over-size heated car garage, surveillant security cameras, electronic keys locks and high-end electronic window covers the perfect blend of modern elegance and everyday comfort in a serene, upscale neighbourhood. Ideal for downsizers, professionals, or anyone seeking stylish single-level living in

a premium location. Truly a rare find—schedule your private showing today and experience this remarkable home firsthand!