



GRASSROOTS
REALTY GROUP

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220 October Gold Way
Rural Rocky View County, Alberta

MLS # A2240821



\$1,895,000

Division:	Elbow Valley West		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,181 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.49 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Native P		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 195
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Recessed Lighting, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Wet Bar		
Inclusions:	T.V'S & Brackets, All Garage Tool Cabinets (attached), 2nd Bar Fridge, Sound System		

Welcome to 220 October Gold Way Estate Community of Elbow Valley West Experience luxury living in this stunning 3,900+ sq.ft. walkout bungalow, nestled on a beautifully landscaped $\frac{1}{2}$ acre lot at the end of a quiet cul-de-sac. Built in 2013, this exceptional 4-bedroom, 2.5-bath home combines timeless design with modern convenience. From the moment you step inside, you'll be captivated by the expansive open-concept main floor featuring soaring vaulted ceilings with exposed beams, a spectacular great room with custom built-ins, and a cozy fireplace. The gourmet kitchen is a chef's dream with stainless steel appliances, ample cabinetry, and a bright breakfast nook flooded with natural light from the south-facing windows. Work from home in style in the executive office complete with built-in shelving. The main floor also includes a stylish powder room, spacious laundry/mudroom, and an elegant primary retreat. The primary suite offers a luxurious getaway with a double-sided fireplace, spa-inspired 5-piece ensuite, and an expansive walk-in closet. The fully finished walkout level is equally impressive, designed for entertaining and relaxation. It boasts a spacious family room with a two-way fireplace, a well-appointed wet bar, games area, and three large bedrooms — each with walk-in closets and easy access to a full bathroom. Additional features include Oversized 30' x 28' triple heated garage, Two expansive 240 sq.ft. patio/decks. Beautifully landscaped backyard ideal for family gatherings or quiet evenings outdoors. Community Highlights: Elbow Valley West is an ideal community to raise a family, offering walking paths, playgrounds, and pickleball/basketball courts. Golf enthusiasts will love being surrounded by some of the best courses in the region.

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