



**GRASSROOTS**  
REALTY GROUP

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**220 October Gold Way**  
**Rural Rocky View County, Alberta**

**MLS # A2247863**



**\$1,875,000**

<b>Division:</b>	Elbow Valley West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,182 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.49 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Private, Rectangular Lot, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 195
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** 6 mounted TV's & brackets, Media components & fridge in utility room, attached garage tool cabinets.

TODAY'S OPEN HOUSE CANCELLED. Located within one of Calgary's most coveted estate communities, this exceptional residence offers the perfect balance of refined luxury and the natural beauty that defines Elbow Valley West. Designed for those who value both sophistication and serenity, the home is surrounded by lush, manicured grounds with views that capture the essence of country living, all just minutes from the vibrancy of the city. Inside, soaring ceilings, bespoke finishes, and sun-filled spaces create an atmosphere both grand and inviting. This outstanding walkout bungalow, nestled on half-acre lot at the end of a quiet cul-de-sac, features more than 4,000 sq. ft of luxury living, 4 bedrooms and boasts an unrivalled car collectors garage complete with custom cabinetry, rubber flooring, infrared heater and room for multiple lifts. Upon entering, the impressive open concept offers gorgeous south facing vistas and the soaring vaulted ceilings with exposed beams set an unforgettable tone. The living room is anchored by a striking fireplace and invites both intimate gatherings and grand entertaining. The spacious kitchen with sun-lit breakfast nook is a culinary masterpiece &mdash; featuring exquisitely crafted cabinetry, upscale appliances, and a convenient pocket door leading into the formal dining room for seamless entertaining. An executive office, complete with bespoke built-in's, provides a distinguished space to work from home, while the elegant primary retreat offers a private sanctuary featuring more fabulous views, a double-sided fireplace, and spa-inspired ensuite with steam shower. The expansive dressing room leads through to the conveniently located laundry room and mudroom. The fully developed walkout level is designed for leisure and hospitality. A spacious family room with a two-way fireplace flows seamlessly into a stylish wet

bar and games area. The expansive entertaining area flows seamlessly to private outdoor patio and back yard, ideal for hosting elegant gatherings or enjoying quiet evenings under the prairie sky. Three generously sized bedrooms - each with it's own walk-in closet - and a full bath, complete this level and offer comfort for family and guests. Elbow Valley West offers an exclusive estate lifestyle—where winding pathways, community playground, and pickleball/basketball courts are steps from your door. Golf enthusiasts will relish the proximity to some of the finest courses, while nature lovers enjoy the serene pond, wide-open skies, and the peace of country living—all within minutes of Calgary's vibrant west side. It is a community where neighbours become friends, and every day feels like an escape to the countryside—without sacrificing convenience. A rare opportunity to live beautifully in one of Calgary's most coveted estate communities.