



GRASSROOTS
REALTY GROUP

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161 Glyde Park
Rural Rocky View County, Alberta

MLS # A2253181



\$1,888,888

Division:	Elbow Valley West		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,909 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, M		

Heating:	In Floor, Forced Air	Water:	Public, Shared Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 195
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Alarm system, 2 theatre projectors, air purifier, tire lift in the garage		

Set in prestigious Elbow Valley West, this award-winning residence blends timeless design with modern luxury. This former SAM (BILD) Home of the Year offers over 3,909 sq ft above grade plus a fully developed 1,852 sq ft walkout, all set against a backdrop of panoramic west mountain views. Striking curb appeal introduces a residence filled with architectural detail, from crown mouldings & recessed ceilings to wainscoting & custom lighting. A grand open-to-above foyer makes a memorable first impression leading into the heart of the home. Grand 10' ceilings & expansive windows flood the main level with natural light while engineered hardwood flows throughout. The site-built kitchen is a culinary masterpiece with high-end Monogram appliances, a commercial gas stove, 3 ovens, oversized fridge, 2 beverage fridges, a butler's pantry & an oversized stone island designed for gathering. The adjacent nook wrapped in windows offers a peaceful start to the day while the central dining room easily accommodates a large table for entertaining. A vaulted living room with oversized windows frames stunning views & a gas fireplace provides cozy ambience. Patio doors extend living outside to a massive wraparound west deck perfect for summer evenings & weekend barbeques. A private main floor office allows quiet productivity while the mudroom with built-ins adds everyday convenience. Upstairs, the primary retreat is a luxurious escape featuring a custom walk-in closet, built-ins, & a window seat overlooking the Rockies. The spa-inspired ensuite boasts dual vanities, a deep soaker tub & an indulgent rain shower. 3 additional bedrooms include 1 with a private ensuite, while a 5 piece main bath ensures no competition for sinks. A spacious bonus room provides the perfect gathering space for family movie nights or quiet relaxation, while the conveniently located upper laundry

adds everyday ease by eliminating trips up & down the stairs. The walkout basement expands the lifestyle with a large rec room anchored by a projection theatre & a 2nd projector in a dedicated media space. A full wet bar makes entertaining seamless while a mirrored gym with French doors adds versatility. 2 more bedrooms & a full bath complete this level. Step outside to a covered lower patio & expansive yard bordered by trees & no rear neighbours for ultimate privacy. Premium upgrades include custom Elite blinds, updated surround sound throughout, in-floor heating, cedar sauna, air conditioning, air purifier, water softener & abundant storage. Vehicle enthusiasts will love the oversized heated triple garage with epoxy floors & a tire lift plus a pet sink for convenience. Low monthly condo fees cover snow removal & grounds maintenance, making this property ideal for a lock-and-leave lifestyle. Located moments from Elbow Valley Lake & Fisherman's Lake, with quick access to Glencoe Golf, Aspen Woods, downtown & Bragg Creek, this home combines elegance, comfort & a truly unbeatable setting!