



GRASSROOTS
REALTY GROUP

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272 October Gold Way
Rural Rocky View County, Alberta

MLS # A2258250



\$1,699,900

Division:	Elbow Valley West		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,500 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.44 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 195
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Garage heater.

Exceptionally renovated 3+1 bedroom residence in prestigious Elbow Valley West, offering nearly 4,000 sq ft of beautifully curated living space! Originally crafted by Linwood Custom Homes, this property embodies refined design, blending timelessness & thoughtful modern aesthetic in perfect harmony. The open and airy main level is defined by 100-year-old reclaimed rustic fir flooring & striking exposed fir glulam beams. The living room boasts a soaring vaulted ceiling & a dramatic floor-to-ceiling stone fireplace, creating an inviting focal point. Designed by Prestige Kitchens, the chef-inspired kitchen is a true showpiece, appointed with "quartz countertops, a vertical grain fir island with hidden storage, a custom rangehood, Fisher & Paykel panelled appliances, maple shaker cabinetry, Perrin & Rowe faucet & pot filler, plus walk-in pantry. A spacious dining area, illuminated by a statement light fixture, offers the perfect setting for hosting gatherings. Just off the foyer, a private office provides an ideal work-from-home retreat. Completing the main level are a stylish powder room, a well-appointed laundry room with new washer & dryer, & a functional mudroom. The second level boasts New Zealand sourced hypoallergenic wool carpets & hosts 3 bedrooms & a 4 piece main bath. The luxurious primary suite with vaulted ceiling includes a walk-in closet & spa-inspired 5-piece ensuite with dual sinks, a freestanding soaker tub & spacious glass-enclosed shower featuring dual showerheads. The fully developed lower level showcases a continuation of the hypoallergenic wool carpeting, a large family & recreation area, plus a new gym with double soft close glass entry doors, bar, including storage & beverage fridge. A fourth bedroom & 4 piece bath are the finishing touches to the basement level. Additional highlights include central air conditioning (2025), water softener,

humidifier, updated recessed lighting, fresh paint throughout & a solid core fir front entry door. Outdoors, enjoy the beautifully landscaped front garden & a private backyard retreat with newly painted wrap-around deck. Parking is effortless with the heated, oversized triple attached garage. Residents of Elbow Valley West enjoy a wealth of amenities including playgrounds, sports courts, pickleball, walking/biking trails, and proximity to top-tier golf. All this, with easy access to the natural beauty of Bragg Creek and the conveniences of the city.