



GRASSROOTS
REALTY GROUP

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51 Wolfwillow Lane
Rural Rocky View County, Alberta

MLS # A2258392



\$3,499,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,637 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Oversized, See Remarks, Triple Garage Attached		
Lot Size:	2.21 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

Heating:	Boiler, In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 264
Basement:	Finished, Full	LLD:	6-24-2-W5
Exterior:	See Remarks, Stone, Stucco	Zoning:	DC13
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	NA		

Nestled in the heart of Elbow Valley, one of Springbank's most sought-after communities, 51 Wolfwillow Lane offers a private oasis just minutes from the city center. Spanning over 7,400 square feet, this remarkable custom-built home (2000) underwent an extensive renovation in 2007, including a stunning addition and an expanded 3-car garage with tons of additional storage. Meticulously maintained by the original owners, this is the home's first time on the market — a truly rare opportunity. It showcases 5 bedrooms plus a versatile upper-level den (formerly used as a sixth bedroom), 4 full bathrooms, a powder room, and timeless architectural details including crown molding, custom paneling, and elevated finishes throughout the home. Step through the grand entryway and be captivated by soaring ceilings, a sweeping staircase, and rich hardwood floors that set the tone for this extraordinary residence. The formal dining and living rooms are flooded with natural light, creating an elegant setting for entertaining. At the heart of the home, the chef's kitchen opens to a sunlit breakfast nook and inviting family room, a perfect blend of warmth and sophistication for entertaining, family living, and relaxed evenings by the fire. A distinguished office connects to an expansive main floor great room with a wet bar — the ultimate space for movie nights, sports watching, game nights, or entertaining with ease. The primary suite is a serene retreat, featuring a cozy fireplace, private sitting tv lounge area, a spa-inspired ensuite, and an expansive walk-in closet. Upstairs, two additional bedrooms are complemented by two flexible den spaces, while the lower level offers a home gym, two more bedrooms, a full bath, a media/lounge space with a second wet bar, and a huge storage area. Outside, this estate truly shines. Set on 2.21 acres, the

home is tucked away at the end of a long private driveway, offering unmatched seclusion and tranquility. The beautifully landscaped backyard is designed for both relaxation and entertaining, with two outdoor seating areas, a stunning pergola, built-in BBQ, and a coveted southwest exposure to enjoy sun-filled days and golden evenings. This property embodies the very definition of private luxury — don't miss the chance to own one of the most incredible parcels of land in Calgary's southwest — in the remarkable amenity-rich community of Elbow Valley!!