



**GRASSROOTS**  
REALTY GROUP

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**215 Aspen Green**  
**Rural Rocky View County, Alberta**

**MLS # A2278781**



**\$1,799,000**

<b>Division:</b>	Elbow Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,029 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Oversized, Triple Garage Attached		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Boiler, In Floor, Forced Air	<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>	\$ 264
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	DC13
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Recessed Lighting, Storage, Sump Pump(s)

**Inclusions:** TV wall mounts, attached garage shelving, fridge/freezer combo in mudroom

\* OPEN HOUSE SATURDAY FEB 7, 1-3 PM\* Stunning walk-out bungalow perfectly positioned on a rare, private one-acre lot backing onto a tranquil pond in prestigious Elbow Valley. This warm and open home is flooded with natural light, with expansive windows that seamlessly bring the outdoors in. The interior has been refreshed with new paint throughout most of the home, updated light fixtures, and renovated lower-level bathrooms. The gourmet kitchen features ceiling-height cabinetry, stainless steel appliances, a central island, and walk-in pantry, flowing into a spacious dining area with access to the west-facing wraparound deck with sleek glass railing, ideal for enjoying the serene views. The great room impresses with vaulted ceilings, a focal gas fireplace custom built-ins and gorgeous views. An expansive office with wall of built-ins is perfect for days when you are working from home. The primary retreat offers a 5-piece ensuite, walk-in closet, and private balcony. Premium main floor finishes include 10-foot ceilings, 8" solid core doors, and hardwood flooring. The fully developed walk-out level features 9-foot ceilings, radiant in-floor heating, three bedrooms, two full bathrooms, bar, fireplace and expansive recreation space. Oversized triple garage provides ample space for vehicles, storage, or toys. Elbow Valley is a master planned bareland condo community with resident access to lakes, peddle boats, beach, clubhouse, tennis/pickleball courts, basketball courts, and walking paths. A truly special property in an outstanding community!