



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

**MLS # A2293051**



**\$1,875,000**

<b>Division:</b>	Elbow Valley West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,190 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Quad or More Attached		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 210
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** All Storage Cabinets & Garage Shelving, Hot Tub

WELCOME TO 130 OCTOBER GOLD WAY ...Estate living unfolds across more than 5,475 sq ft of beautifully developed space on a .36 acre lot backing directly onto in prestigious Elbow Valley West. Timeless architecture, a welcoming front veranda and a heated OVERSIZED QUAD garage create a striking first impression while the surrounding natural landscape establishes privacy and a peaceful setting. Grand 9&rsquo; ceilings and an open floor plan define the main level where oversized windows stream natural light throughout the interior. Coffered ceilings elevate the living room while a dramatic stone encased fireplace forms a warm focal point designed for relaxed evenings and comfortable gatherings. Culinary creativity is inspired in the chef&rsquo;s dream kitchen showcasing granite countertops, full height cabinetry, a Viking gas range and an oversized centre island that naturally becomes the hub for conversation and casual meals. Windows wrap the breakfast nook and frame views of the greenspace beyond while providing direct access to the upper deck for effortless indoor and outdoor living. Elegant dinners and celebrations find their place in the formal dining room where tray ceilings, designer lighting and corner windows enhance the atmosphere. Organization is simplified by a mudroom with built in storage while a fully enclosed den with wainscoting, built ins and corner windows establishes a refined home office. Upper level spaces continue the thoughtful design with a comfortable loft for reading or relaxing and a large bonus room that adapts easily for media, study or play. Rest and recharge within the private primary retreat where a two-sided fireplace brings warmth to both the bedroom and the spa inspired ensuite while soaking in the deep tub. Dual sinks, an oversized shower and a custom walk in closet support daily comfort. Two additional

bedrooms each include built in desk areas and walk in closets while sharing a 5-piece Jack and Jill ensuite. Laundry is also conveniently located on this level. The fully finished walkout basement expands the living space with a generous recreation area centred around a full height stone fireplace with built ins creating an inviting setting for movies and games. Entertaining is effortless thanks to a wet bar while a versatile flex room offers space for hobbies, fitness or creative pursuits. Two additional bedrooms and a 3 piece bathroom provide excellent accommodation for family or guests. Outdoor living continues with an upper deck overlooking the green space and a covered patio below that extends the usable space into every season. Pathways, parks and a nearby pickleball court support an active lifestyle while proximity to several premier golf courses, Aspen amenities and Bragg Creek delivers exceptional convenience within an extraordinary natural setting. Estate scale, refined finishes and an extraordinary natural backdrop combine to deliver a private retreat just minutes from Calgary.