



**3 Lott Creek Hollow**  
**Rural Rocky View County, Alberta**

**MLS # A2300525**



**\$995,000**

<b>Division:</b>	Elbow Valley		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,529 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Environmental Reserve, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

**\*\* Open House Sunday, April 26th from 1pm-3pm! \*\*** Welcome to 3 Lott Creek Hollow, a beautifully maintained bungalow villa tucked away on a quiet cul-de-sac in the prestigious community of Elbow Valley. Backing onto a serene environmental reserve and surrounded by mature trees, this home offers the perfect balance of privacy, nature, and effortless living. With over 2,900 sq ft of developed living space, this home has been meticulously cared for and thoughtfully updated, including a stunning renovated kitchen that truly elevates the main living space. Featuring modern finishes, updated countertops, and quality appliances, it's designed for both everyday living and entertaining. The bright, open-concept main floor is filled with natural light from expansive windows and showcases vaulted ceilings, warm hardwood flooring, and a welcoming great room anchored by a stylish fireplace with built-in cabinetry. The spacious dining area flows seamlessly to a sunny south-facing deck—perfect for morning coffee or relaxing evenings surrounded by nature. The primary suite offers a peaceful retreat with a walk-in closet and a well-appointed ensuite. A separate formal dining room with gorgeous wallpaper and large, bright windows overlooking the beautifully landscaped yard provides the perfect setting for hosting family gatherings or could easily function as a stunning home office. The fully developed lower level adds even more versatility, featuring a large family room with a second fireplace, additional bedrooms or flexible office space, a full bathroom, and ample storage—ideal for guests, hobbies, or quiet nights in. Designed for lock-and-leave living, this villa offers a truly maintenance-free lifestyle, allowing you to spend more time enjoying everything this exceptional community has to offer. As part of Elbow Valley Estates, residents enjoy access to an incredible 800-acre

setting with lakes, pathways, parks, and year-round recreational amenities including swimming, fishing, skating, tennis, and more—all just minutes from the city. Vacant and ready for quick possession, this is a rare opportunity to step into a turnkey home in one of the region's most sought-after communities.