



**Lot 4 Elkstone Estates**  
**Rural Rocky View County, Alberta**

**MLS # A2068531**



**\$1,685,000**

<b>Division:</b>	Glendale Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,273 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Other, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Unfinished, Walk-Out To Grade	<b>LLD:</b>	8-26-3-W5
<b>Exterior:</b>	Aluminum Siding , Brick, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** N/A

Here is your opportunity to secure a newly built home on 2 acres just minutes west of Calgary. Located on a 2 acre lot with trees you will want to check out this property before it's scooped up. An impressive Bungalow with 2273 sq ft of living space on the main level with vaulted ceilings in the kitchen and Great room. Gorgeous kitchen with large center island, completed with DACOR appliances; fridge, freezer, combination wall oven, AND a 36-inch induction cooktop with a hood fan that stretches to the ceiling. Off of your chef's kitchen is a large 8 ft x 6.5 ft walk-in pantry. A great office space is located just off the front foyer, perfect to greet your clients, or this could be used as a second main-floor bedroom. Both the open-concept Great room and Dining room space off the kitchen have double door access to the large covered deck. The gas fireplace, complete with Venetian lime plaster and accent to the ceiling is a nice touch. The Primary bedroom comes with a large ensuite including a soaker tub, along with a large separate shower, and leads into the 14 x 8 ft walk-in closet. The triple-car garage is well thought out, continuing off the large mud room, with access to the laundry. The unfinished lower level is another 1845 sq ft of living space. The builder has plans and can discuss the costs of incorporating this into the build. This high-end quality built home by SF Homes could be what you're looking for. Call to arrange a tour of the lot and see if this private setting is the perfect place to build your dream home - other lots are available!