



GRASSROOTS
REALTY GROUP

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252 October Gold Way
Rural Rocky View County, Alberta

MLS # A2100631



\$599,900

Division: Elbow Valley West

Lot Size: 0.50 Acre

Lot Feat: Cleared, Cul-De-Sac, Few Trees, Interior Lot, Near Golf Course, Pie Sha

By Town: Calgary

LLD: 2-24-3-W5

Zoning: R-1

Water: -

Sewer: -

Utilities: -

The property is situated at 252 October Gold Way in the estate community of Elbow Valley West. It is on a cul-de-sac, providing a quiet and family-friendly environment. The property boasts a 1/2-acre pie-shaped lot, making it spacious and ideal for various outdoor activities. The lot is shown with a pre-designed "Mariner" Model Home by Lighthouse Custom Homes Inc., spanning 4836 square feet. The home is designed with a total of 6 bedrooms, catering to the needs of a growing family. The home design incorporates thoughtful elements for practical living, such as a spacious mudroom, a 3-car garage, a walkthrough pantry, and a large kitchen for efficient grocery unloading. The main floor features a generously sized home office, suitable for remote work. Elbow Valley West offers various amenities, including a new playground, picnic area, pickleball court, and outdoor rink in winter. The proximity to schools and the Canada Trail, along with nearby golf courses and shopping in Aspen Landing, adds to the appeal. With the opening of the West Leg of Stoney Trail, the commute to downtown and the airport is significantly shortened. PLEASE NOTE THIS LISTING FOR THE LAND ONLY.