

1-833-477-6687 aloha@grassrootsrealty.ca

16 Wolfwillow LANE Rural Rocky View County, Alberta

MLS # A2118145



\$2,495,000

Division:	Elbow Valley				
Type:	Residential/House				
Style:	2 Storey, Acreage with Residence				
Size:	4,022 sq.ft.	Age:	1999 (25 yrs old)		
Beds:	6	Baths:	3 full / 2 half		
Garage:	Heated Garage, Oversized, Paved, Tandem, Triple Garage Attached, V				
Lot Size:	2.33 Acres				
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, N				

Heating:	In Floor, Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 241
Basement:	Finished, Full, Walk-Out To Grade	LLD:	6-24-2-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC13
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Sauna, Skylight(s), Smart Home, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: Basement Refrigerator, Movie Projector & built-in speakers

Nestled within the prestigious community of Elbow Valley Estates, luxury living meets serene natural surroundings. This meticulously crafted estate offers an unparalleled blend of elegance, comfort, and functionality, providing a haven for those seeking the finest in acreage living. Situated on a sprawling 2.33 acre lot, this exquisite private property encompasses a serene treed surrounding, offering privacy and tranquility. The home boasts an impressive stone and stucco exterior, and the newly paved driveway leads to the attached triple-car garage, providing ample parking and storage space. There is an additional unique under-drive garage offering tandem parking bays. Inside, the grand foyer welcomes you with a striking, winding staircase that travels through the 3 levels. Soaring ceilings, tile and oak flooring, and an abundance of natural light add to the grandeur of the home. The recently renovated kitchen features a centre island with breakfast bar seating, a copper hood fan, ceiling height cabinets, and Wolf and Sub-Zero appliances. There is access to a large wrap-around balcony off the formal dining area, perfect for entertaining guests. Tall windows surrounding the dining and family rooms flood the room with natural light. A cozy stone fireplace provides additional warmth and ambiance. Off the family room, French doors open up to the primary bedroom complete with a walk-in closet, an ensuite with a spa-like soaker tub, and two separate vanities with sinks. The den, which was turned into a music room, offers even more space. The open upper loft is where you will find an immaculate study, which features a stone fireplace, a vaulted ceiling, and a private balcony overlooking the serene backyard. This is truly a unique space. Shosp; The spacious second floor leads to a built-in office area, two bedrooms, a bathroom with a soaker tub and separate vanities,

and another 2-piece bathroom. There are two additional balconies which are accessible from both bedrooms as well as the office area. The fully finished walk-out basement offers even more living space, with a wet bar with island and fridge, a wine room, a fireplace, a spacious recreation room, a home theater, a fitness room, a mud room, a bedroom, and a 3-piece bathroom with an immaculate double steam shower. The backyard oasis features a spacious patio area surrounded by breathtaking treed views. A spring fed stream runs through the property beside a newly replaced fire pit. This fire pit with bench seating is found nestled in a mini-forest, providing an at-home camping feel. Residents of Elbow Valley Estates enjoy access to a range of amenities, including tennis/pickleball and basketball courts, trails, parks and playgrounds and a clubhouse with fitness centre. The community also features a beach, a boathouse, and three lakes. This picturesque property offers a unique living experience, providing surroundings of natural beauty with close proximity to urban conveniences. Come see this hidden gem today!