



127 Winding River Rise
Rural Rocky View County, Alberta

MLS # A2134603



\$2,195,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,520 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Gentle Sloping, No Neighbours Behind, Pie Shaped Lot, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	See Remarks	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 222
Basement:	Finished, Full, Walk-Out To Grade	LLD:	6-24-2-W5
Exterior:	Shingle Siding, Stone	Zoning:	DC13
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Wired for Data, Wired for Sound		
Inclusions:	N/A		

An award winning floorplan and masterpiece by PURE Residential, this spectacular brand new home situated in the coveted community of Elbow Valley features nearly 5000SF of interior living space with 4 Beds and 5 baths. "The Aspen" features the perfect balance of versatility and functionality with open spaces yet areas with complete privacy for the busy family who is seeking work/ study from home options as well. Bring your toys for the oversized triple (arguably quad) garage and enter the massive mudroom with functional storage. From the front foyer, move past the study towards the main living area with a spectacular kitchen and dining room with massive windows taking in views to the South West. The luxe kitchen is over the top with a custom cabinet package, high end appliances and designer finishes. Continue the living space outside onto the massive covered deck with South West exposure & gorgeous views. Upstairs are 4 bedrooms & 3 full bathrooms, including the primary suite with a Spa-like ensuite and walk-in closets/ dressing room. Additionally there is a bonus room with access to a 'kids cavern' which levels up the cool factor! The Fully Finished walk-out basement is like no other with high ceilings & bright windows. The Games Room, Media Space and roughed in 'Golf Sim Room' offer options for alternative uses. This lot features extensive mature trees, privacy, and ideal access to the ring road, west side amenities and desirable private and public schools. This is an extremely rare opportunity to buy a brand new house with warranty in highly sought after community.