



20 Reflection Cove
Rural Rocky View County, Alberta

MLS # A2136817



\$2,499,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,041 sq.ft.	Age:	2001 (23 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Front Drive, Garage Faces Front, Quad or More Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Lake, Front Yard, Ir		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Slate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Finished, Full	LLD:	6-24-2-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC13
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: 3 Refrigerators, 2 Dishwashers, 2 Gas Cooktops, 2 Ovens, Nuvo & Sonos Sound System (Including 9 Zones Maintained by Base Electronics), Water Softener, Irrigation System, Nest Heat Control (Main, Sunroom & Upper Floors), Dining Room Table & Matching China Cabinet, Serving Table & Side Table (Includes Chandelier, 10 Matching Chairs & Rug)

Step into the epitome of luxury living with this premier executive estate designed by Cameron Campbell and built by Blue River Properties, nestled in prestigious Elbow Valley, where sophistication meets contemporary design. As you approach, be greeted by the grandeur of this property, offering a facade of stone and stucco paired with exquisite landscaping maintained by full irrigation, setting the tone for timeless elegance within. Step through the grand entrance adorned with slate tile and hardwood flooring that carries through the main floor, and find the stunning formal dining room boasting a classic tray ceiling, enough space to send invitations for your dream dinner party. The distinguished office offers custom built-in bookcases, crown molding and wainscoting, ideal for a professional who works from home. The heart of the home lies in the central living spaces, where a formal living room with coffered ceilings and an elegant gas fireplace beckons. Floor-to-ceiling windows frame picturesque views of Elbow Lake, inviting you onto the upper deck, to bask in colourful hues as the sunset paints the sky or to dine alfresco under a canopy of stars. Outstanding in every detail, the kitchen has been crafted to offer an oversized centre island, granite countertops, coffee system and impressive appliance package. The adjacent sun-drenched breakfast nook overlooks the lush greenery and sparkling blue waters beyond, offering a serene start to your day. The informal family room presents a cozy sophistication, with a stunning built-in desk space and a soft space to settle and warm yourself in front of the crackling wood-burning fire. Retire upstairs to find 4 spacious bedrooms. The primary suite epitomizes luxury, indulging in the ensuite bath complete with a jetted soaking tub, separate walk-in steam shower, heated floors and private water

closet, as well as and a total of 4 walk-in closets and a private balcony. The remaining 3 bedrooms all offer plenty of closet/storage space, direct access to a full bath, and built-in features in 2 of the bedrooms. The sprawling walk-out basement dazzles with a second kitchen, rec room with wood-burning fireplace, wine cellar, bedroom, and full bath, ideal for entertaining or accommodating guests. French doors lead to outdoor bliss, where a lush yard meets the tranquil waters of the lake, complete with a fire pit area, and boat dock for endless recreation. Additional features such as an 11-zone music system with speakers throughout the home; a new boiler that operates heated floors in the bathrooms, basement and entrances; and water softener with reverse osmosis system elevate this estate to unparalleled heights of luxury where every detail of comfort and convenience has been meticulously attended to. The quad garage offers 3x 9' doors and is the ideal space for the automobile enthusiast, bring your classic collection and store it in style - with plenty of room on the driveway for guests.