



**31199 Elbow River Drive  
Rural Rocky View County, Alberta**

**MLS # A2144053**



**\$1,780,000**

<b>Division:</b>	Elbow River Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,084 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Close to Clubhouse, Fruit Trees/Shrub(s), Fro		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-24-3-W5
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Tankless Hot Water		

**Inclusions:** TV wall mount on main floor, reverse osmosis for ice & kitchen drinking water, TV & wall mount in bonus room, all window coverings

ELBOW RIVER ESTATES is home to this remarkable property. Located in the original development of the Estates, this 4 ACRE HOME is over 4400 total square feet, only 30 minutes to Kananaskis, 3 minute drive to the Glencoe Golf & Country Club, 20 minutes to downtown Calgary, 30 minutes to Calgary International Airport, situated completely out of site of Hwy 8. You will be amazed when you drive into the long treed driveway to find this stunning property with 2 acres of fully landscaped yard along with 2 acres of wooded area with 0.8 km's of hiking trails. This home is immaculate with an open concept main floor with an office, gorgeous OAK hardwood & TILE floor, floor to ceiling windows in the impressive dining room, family room has a wood burning w. log lighter FIREPLACE & kitchen with Corian countertops, WOLF built-in oven, GAS cooktop, STAINLESS STEEL appliances & reverse osmosis for ice & kitchen drinking. The huge TRIPLE garage has a BRAND NEW Epoxy surface, workshop area & mud room just inside. The upstairs features 5 bedrooms total as well as 4 piece main bath & the master is huge with 5 piece ensuite including double vanity, large soaker tub & beautiful TILE shower. The upstairs also features an enormous BONUS room ideal for fitness or kids playroom. The basement is fully developed with large storage room, fun family room with banquette, den/bedroom as well as a 2 piece bathroom. The backyard boasts an endless amount of features including a massive deck spanning the width of the home as well as a fully enclosed 3 season sunroom with 180 degree view of property. The landscaped portion of the yard features an enclosed dog run, vegetable garden, pet fence around entire property, firepit area, swing set, golf putting hole, hiking trail & poplar/spruce/crabapple trees just to name a few. Wildlife in the area are also plentiful.

BONUSES INCLUDE: paved circular driveway, 5 minutes to Calgary Ring Road, TANKLESS hot water, 220 VOLT outlet in garage, no through road, Springbank school bus comes direct to driveway, roof is lightweight concrete tile (50 year lifespan), laundry chute on all 3 levels, 12' X 16' shed, access walking path to river at end of Elbow River Drive. ELBOW RIVER ESTATES also features tennis courts, basketball court, kids play area, a variety of animals allowed on your property including 2 horses, & total privacy in this part of the Estates. The Glencoe Golf & Country Club entrance is just a 3 minute drive down the street & is also walking distance. A property like this rarely comes on the market for sale (47 years since it's been for sale) It's pristine, picturesque location is ideal for any family wanting privacy but with close proximity to the city & Rocky Mountains.