



GRASSROOTS
REALTY GROUP

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Lot 4 Elkstone Estates
Rural Rocky View County, Alberta

MLS # A2189188



\$1,990,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,273 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Gentle Sloping, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	8-26-3-W5
Exterior:	Composite Siding	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	Electricity at Lot Line, Natural Gas at Lot Line, Satellite
Features:	Open Floorplan, See Remarks		

Inclusions: none

Here is your opportunity to secure a newly built home on 2 acres just minutes west of Calgary. Located on a 2 acre lot with trees you will want to check out this property before it's scooped up. An impressive Bungalow with 2273 sq ft of living space on the main level with vaulted ceilings in the kitchen and Great room. Two floor plans to pick from. One has 2 bedrooms up and another 2 bedrooms down. The alternate plan has 1 bedroom up plus an office and another 2 bedrooms down. Each plan has a Gorgeous kitchen with large center island, completed with DACOR appliances; fridge, freezer, combination wall oven, AND a 36-inch induction cooktop with a hood fan that stretches to the ceiling. Off of your chef's kitchen is a large 8 ft x 6.5 ft walk-in pantry. Both the open-concept Great room and Dining room space off the kitchen have double door access to the large covered deck. The gas fireplace, complete with Venetian lime plaster and accent to the ceiling is a nice touch. The Primary bedroom comes with a large ensuite including a soaker tub, along with a large separate shower, and leads into the 14 x 8 ft walk-in closet. The triple-car garage is well thought out, continuing off the large mud room, with access to the laundry. The finished lower level is another 1,709 sq ft of living space with 2 additional bedrooms, a home gym, massive recreation room with gas fireplace, a den/flex room, and your own personal wine room. Working directly with the builder gives you the opportunity to adjust plans to fit your dreams. This high-end quality built home by SF Homes could be exactly what you're looking for! Call to arrange a tour of the lot and see if this private setting is the perfect place to build your dream home! Great water source with Rockyview Water Coop serviced to the lot. You also have the option to do a complete custom build. Let us know what works best for you.

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