



GRASSROOTS
REALTY GROUP

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144 Glyde Park
Rural Rocky View County, Alberta

MLS # A2192484



\$2,398,000

Division:	Elbow Valley West		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,071 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Other, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 195
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	2-24-3-W5
Exterior:	Concrete, Mixed, Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Discover modern prairie luxury at its finest in this stylish two-storey home located in the highly desirable community of Elbow Valley West. Backing onto lush green space, this property features a triple car attached garage and a walkout basement, seamlessly blending indoor and outdoor living. Inside, the open floorplan is adorned with rich hardwood floors and elegant crown molding, creating a warm and inviting atmosphere. The main level boasts a stunning bright white kitchen with brushed gold fixtures, quartz countertops, and a high-end appliance package including a Miele six-burner gas range, double fridge and freezer combo and Miele dishwasher. A spacious pantry with additional Miele dishwasher, built-in Miele oven, built-in Miele microwave/convection oven, and ample storage complements the kitchen. The main level offers additional entertainment options abound with a lounge area for movie nights and a versatile office space that could serve as an additional bedroom. Upstairs, the primary suite offers a serene retreat with a luxurious ensuite bath featuring his and her vanities, a large soaker tub, heated marble tile floors, and a glass steam shower with three heads. An Elle Decor walk-through closet connects to the adjoining laundry room for added convenience. The lower level is designed for relaxation and entertainment, featuring high ceilings, abundant natural light, an additional guest bedroom, gym space, stylish bar with wine fridge, media area, and games area. Located minutes from Calgary's top private schools and premier shopping centers like Aspen Landing and Westhills, with easy access to downtown and Highway 1 for quick trips to Banff, this home offers unparalleled comfort and convenience. Don't miss your chance to experience luxury family living in this exceptional property!

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