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**MLS # A2194033**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Elbow Valley  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence  |               |                   |
| <b>Size:</b>     | 4,022 sq.ft.  | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Heated Garage, Oversized, Paved, Quad or More Attached, Tandem, Triple Garage |               |                   |
| <b>Lot Size:</b> | 2.33 Acres  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaping |               |                   |

|                    |                                   |                   |              |
|--------------------|-----------------------------------|-------------------|--------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | Private      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood    | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 260       |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | 6-24-2-W5    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame         | <b>Zoning:</b>    | DC13         |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -            |

**Features:** Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Data

**Inclusions:** N/A

Nestled in coveted Elbow Valley, luxury living meets serene natural surroundings. This meticulously crafted estate offers an unparalleled blend of elegance, comfort & functionality, providing a haven for those seeking the finest in acreage living. Situated on a sprawling 2.33 acre lot, this exquisite private property encompasses a serene treed surrounding offering privacy and tranquility. The home boasts an impressive stone and stucco exterior, and the newly paved driveway leads to the attached triple-car garage, providing ample parking and storage space. There is an additional unique under-drive garage offering double tandem parking bays to make for a total of 7 garage spaces. The grand foyer welcomes you with a striking, winding staircase that travels through the 3 levels. Soaring ceilings, tile and oak flooring, and an abundance of natural light add to the grandeur of the home. The recently renovated kitchen features a centre island with breakfast bar seating, a copper hood fan, ceiling height cabinets, and Wolf and Sub-Zero appliances. There is access to a large wrap-around balcony off the formal dining area, perfect for entertaining guests. Tall windows surrounding the dining and family rooms flood the room with natural light. A cozy stone fireplace provides additional warmth and ambiance. Off the family room, French doors open up to the primary bedroom complete with a walk-in closet, an ensuite with a spa-like soaker tub, and two separate vanities with sinks. The den, which was turned into a music room, offers even more space. The open upper loft is where you will find an immaculate study, which features a stone fireplace, a vaulted ceiling, and a private balcony overlooking the serene backyard. This is truly a unique space. The spacious second floor leads to a built-in office area, two bedrooms, a bathroom with a soaker tub and separate vanities.

and another 2-piece bathroom. There are two additional balconies which are accessible from both bedrooms as well as the office area. The fully finished walk-out basement offers even more living space, with a wet bar with island and fridge, a wine room, a fireplace, a spacious recreation room, a home theatre, a fitness room, a mud room, a bedroom, and a 3-piece bathroom with a double steam shower. The backyard oasis features a spacious patio area surrounded by breathtaking treed views. Enjoy the ability to have an at-home camping feel; a seasonal spring fed stream runs through the property beside a new fire pit with bench seating nestled in your forest. Residents of Elbow Valley Estates enjoy access to a range of amenities, including tennis/pickleball and basketball courts, trails, parks and playgrounds and a clubhouse with fitness centre. The community also features a beach, a boathouse, and three lakes. Enjoy unique 'mountain like' living while being immersed in nature offering the best of outdoor recreation while not compromising on urban conveniences.