



GRASSROOTS
REALTY GROUP

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108 Glyde Park
Rural Rocky View County, Alberta

MLS # A2212261



\$1,899,880

Division:	Elbow Valley West		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,161 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Driveway, Front Drive, Garage Door Opener, Garage Faces L		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	\$ 185
Basement:	Finished, Full	LLD:	2-24-3-W5
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Stunning custom-built home in the sought-after community of Elbow Valley West. This brand new 2-storey offers over 4,500 sq ft of thoughtfully designed living space, featuring 4 bedrooms, 3.5 bathrooms, a main floor office, and a fully finished basement with a home theatre, wet bar, and rec room. The chef's kitchen showcases quartz countertops, maple cabinetry with dovetail drawers, a walk-in butler's pantry, and premium appliances including Bertazzoni, Bosch, and Frigidaire Professional Series. Soaring 10' ceilings on the main level, 9' ceilings upstairs and down, engineered hardwood flooring, and custom finishes create a polished, modern feel throughout. Large double glass sliding doors open to a spacious backyard with a pergola and composite decking—an entertainer's dream. The oversized quad garage features epoxy flooring and a 240V EV charger, while the home is equipped with tankless hot water, a high-efficiency furnace, and central A/C. Set on a quiet street with mountain views and full new home warranty—this is elevated living just minutes from the city, all for under \$2M.