

**249 Elbow Ridge Haven
Rural Rocky View County, Alberta**

MLS # A2166264



\$1,349,900

Division:	Elbow Valley		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	2,175 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Finished, Full	LLD:	6-24-2-W5
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: 2 TV mounts, 2 TV's, theatre room sound system, patio awning, pool table.

Located on a quiet cul-de-sac in the community of Elbow Valley, this 1+2 bedroom home offers over 4,300 sq ft of developed living space. The sun-drenched main level presents lofty vaulted ceilings & stylish light fixtures, showcasing a front formal dining room with lovely chandelier. Just a few steps away, is the living room adorned with a feature stone fireplace & built-ins. The kitchen is open to the living room & is tastefully finished with granite counter tops, large island/eating bar, plenty of storage space (including pantry), handy computer desk, a stainless steel appliance package & casual dining area with views of the back yard. The primary retreat is also located on the main level & boasts a roomy walk-in closet & secluded 5 piece ensuite with dual vanities, relaxing soaker tub & rejuvenating steam shower. Completing the main level is a laundry/mudroom & 2 piece powder room. Basement development is the perfect space for entertaining, featuring a huge family/games room with wet bar, theatre room & wine cellar. The finishing touches to the basement are 2 additional bedrooms & a 4 piece bath. Other notable features include an oversized double attached garage & sunny south back deck with lovely views. Elbow Valley residents enjoy a wealth of amenities including tennis/pickleball courts, sports facilities, three picturesque lakes (one stocked for fishing), a beach, boathouse with recreational watercraft, children's play area, lake slide, extensive nature trails, and a clubhouse offering scheduled fitness/exercise classes. Conveniently located with easy access to shopping, dining, and entertainment at Westhills Towne Centre and Aspen Landing, as well as nearby schools, and effortless access to the serene beauty of Bragg Creek or the exhilarating adventures awaiting in the mountains.