

31055 Elbow River Drive  
Rural Rocky View County, Alberta

MLS # A2166649



## \$2,199,000

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,142 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Oversized, Quad or More Detached		
<b>Lot Size:</b>	4.08 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Irregular Lot, Landsc...		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Other
<b>Floors:</b>	Carpet, Hardwood, Stone	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	2-24-3-W5
<b>Exterior:</b>	Mixed, Stone, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Wood Counters		

**Inclusions:** none

Discover Your Private Mountain Oasis ! Nestled amidst the tranquility of Elbow River Estates, this stunning country estate offers the perfect blend of luxury and natural beauty. Set on 4 acres of meticulously manicured land, the property provides a private escape just a short drive from Calgary. The home's exquisite architecture boasts peaked roofs, bay windows, a wrap-around veranda, and stone detailing. Large windows throughout offer breathtaking panoramic views of the mountains and stunning sunrises and sunsets. Inside, you'll find a spacious 2-story foyer, a cozy living room with a stone fireplace, and a formal dining room. The gourmet kitchen features elegant white cabinets, marble backsplash, granite countertops, and high-end stainless steel appliances. The unique center island is a focal point of this culinary haven. For relaxation and entertainment, there's a den or office, a family room with a second fireplace and travertine tile flooring, and a walk-out to the patio. The master bedroom is a true retreat, complete with a brick-faced fireplace, dual vanities, a corner jetted tub, and a private sitting area with 2-story ceilings. Three additional bedrooms, each with ensuite baths, and a third-floor loft area provide ample space for family and guests. The lower level offers a recreation room, a fourth fireplace, a fifth bedroom, and a 3-piece bath. Conveniently located in front of The Glencoe Golf & Country Club, and minutes from Signal Hill shopping center, and numerous restaurants, this property offers the perfect combination of country living and city amenities. Please check virtual tour