

\$1,990,900 - 116 Elbow Ridge Bluffs, Rural Rocky View County

MLS® #A2248275

\$1,990,900

4 Bedroom, 4.00 Bathroom, 3,380 sqft

Single Family on 0.34 Acres

Elbow Valley, Rural Rocky View County, Alberta

Minutes west of Calgary in the award-winning community of Elbow Valley is this custom designed two storey walk-out. The home lives like a hillside bungalow, everything you need is conveniently located on the main level, including the kitchen, master bedroom, great room, den, and laundry. Nestled in an exceptional location, this custom home boasts unparalleled features and design elements that will leave you in awe. With 5,261 square feet of meticulously developed living space, this property offers a perfect blend of functionality and style. As you drive into the community, you will soon realize you are in a unique and special place. The home is situated in the very last cul-de-sac and backs onto a treed natural area overlooking the Elbow River. Upon entering the home, you will immediately feel the warmth enhanced by the detailed custom oak woodwork, soaring vaulted ceilings, and views of the natural green space. The great room on the main level provides a spacious yet comfortable spot to enjoy solitude or gatherings with family and friends. The heart of the home, the kitchen, is a bright and open space designed for both practicality and aesthetics. It is equipped with top-of-the-line stainless steel appliances that will delight any home chef. The large central island provides ample workspace and seating, making it the perfect hub for gatherings.



Adjacent to the kitchen, you will find an amazing dining nook that overlooks the expansive and private backyard. Imagine enjoying your morning coffee while gazing out at the natural beauty that surrounds your home. This is where memories are made and moments are cherished. The home features a total of four bedrooms. Two bedrooms are located on the upper level with their own bathroom and loft entertainment area. The main level boasts a spacious master bedroom, complete with a custom-built walk-in closet that dreams are made of. Imagine organizing your wardrobe in this stylish space, perfectly designed to accommodate your clothing collection. The ensuite bathroom is a sanctuary in itself, featuring a luxurious steam shower, large air-jetted tub, and dual sinks. This private oasis provides the ideal retreat after a long day. The fourth bedroom, which is large, is located in a quiet corner of the walkout basement with an adjacent bathroom. The lower level of this home is an entertainment paradise. It includes a family area with a wet bar and wine fridge, a games area for friendly competition, a theatre room for cinematic experiences, and a home gym. The home also features an oversized triple garage with a workbench area. This is one of the best locations in Elbow Valley. Enjoy the huge private backyard or take a walk on the pathway behind the house to the Elbow River. The Elbow Valley Residence Club can be enjoyed by the entire family with tennis, boating and beach club, just to mention a few. Close to local and private schools, Calgary's new ring road, shops and services. (id:6289)

Built in 2006

Essential Information

Listing # A2248275

Price	\$1,990,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	3,380
Acres	0.34
Year Built	2006
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	116 Elbow Ridge Bluffs
Subdivision	Elbow Valley
City	Rural Rocky View County
Province	Alberta
Postal Code	T3Z3T1

Amenities

Amenities	Park, Playground, Water Nearby, Clubhouse
Features	Cul-de-sac, Closet Organizers, Parking
Parking Spaces	8
Parking	Attached Garage
# of Garages	3

Interior

Appliances	None
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped, Underground sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office

RE/MAX House of Real Estate



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 3:17pm PDT