



**176 Elbow Ridge Bluffs
Rural Rocky View County, Alberta**

MLS # A2323646



\$2,150,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,487 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Front Drive, Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.57 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, Landscaped,		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Hot Tub; Pool table, balls and cues; Ping-Pong Table top; door art on staircase; firewood; piper patio heater; lower storage bin; hot tub chemicals; water softener salt bags; shelves in mechanical room; electronic components for home theatre and home sound system

Walk-out bungalow, perfectly positioned on a beautifully landscaped 0.57-acre lot in the estate community of Elbow Valley. Tucked away on a quiet cul-de-sac and backing onto peaceful pathways, this home feels more like a private country retreat than a residence just 5 minutes west of Calgary. Wake up to the sunrise over your east-facing backyard, spend evenings watching endless sunsets, and enjoy the kind of privacy that's increasingly rare. Offering nearly 5,000 sq. ft. of beautifully updated living space. 4 bedrooms, 3 full bathrooms, formal dining room, home theatre, and an oversized heated triple attached garage. At the heart of the home, the gourmet kitchen is where family gathers. Complete with granite countertops, premium appliances, a large central island, and an inviting breakfast nook, it opens seamlessly into the spacious living room, where a double-sided stone fireplace creates warmth and character. On the other side, the spectacular Sun Hearth Room becomes your year-round seat to nature, flooded with natural light. Step onto the upper deck and you'll quickly understand why this home is so special. Whether you're hosting summer dinners, enjoying your morning coffee, or unwinding after a long day, the backdrop is unforgettable. The primary suite is its own private sanctuary, with a cozy double-sided fireplace, a spa-inspired ensuite, and views that make every morning feel like a luxury getaway. A second bedroom on the main level provides flexibility for guests, a nursery, or a home office, while the thoughtfully designed mudroom offers the kind of storage every busy family appreciates. The fully developed walk-out lower level is made for entertaining. With radiant in-floor heating, newer luxury vinyl plank flooring, 2 additional bedrooms, a full bathroom, spacious recreation and lounge areas, a stylish wet bar, with dishwasher and fridge; a

home theatre, it's the perfect space for movie nights, or accommodating extended family. Walk outside to the covered lower patio with hot tub and enjoy seamless indoor-outdoor living. The list of upgrades continues with a new high-efficiency boiler (2025), microwave, and newer floor in the basement; central air conditioning, underground irrigation, built-in speakers throughout, solid 8-foot doors, fresh paint on the main level, a workshop area in the heated triple garage with built-in cabinetry, central vacuum, and a spacious laundry room with sink and additional storage. But as extraordinary as the home is, the lifestyle may be even better. Living in Elbow Valley means having access to 3 private lakes where summers are filled with swimming, paddleboarding, kayaking, fishing, while winters bring skating just minutes from your door. Residents also enjoy neighbourhood security, tennis, pickleball, basketball and volleyball courts, a community boathouse, and Residents Club. Private. Peaceful. Connected to nature. Yet minutes from the city. Call your realtor to book your showing. Check 3D tour.