



GRASSROOTS
REALTY GROUP

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31055 Elbow River Drive
Rural Rocky View County, Alberta

MLS # A2330435



\$1,900,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	3,125 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	4.08 Acres		
Lot Feat:	Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Stone	Sewer:	Other
Roof:	Asphalt, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Estate living at its finest in prestigious Elbow River Estates! Nestled on 4 private, tree-lined acres just 20 minutes from downtown Calgary, this country estate charms with peaked roofs, bay windows, a wrap-around veranda, and stone detailing — with panoramic mountain views from every corner. Inside: a grand 2-storey foyer, living room with stone fireplace, formal dining room, and a stunning kitchen with white shaker cabinetry, granite counters, marble backsplash, and a showpiece centre island. The family room offers travertine floors, a second of four fireplaces, and patio walk-out. The primary retreat features a fireplace, jetted tub, dual vanities, and a window-wrapped sitting area under 2-storey ceilings. Five bedrooms in total, plus a third-floor loft and finished lower level with rec room. A golfer's dream location: situated directly in front of The Glencoe Golf & Country Club, with Pinebrook Golf and Country Club and Elbow Springs Golf Club and River Sprits golf club just minutes away. Add nearby Signal Hill Shopping Centre, numerous restaurants, and quick Stoney Trail access, and you have the perfect combination of country living and city convenience. <https://pixies.et/MNgcQnwO>