



GRASSROOTS
REALTY GROUP

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15 Elbow River Point
Rural Rocky View County, Alberta

MLS # A2333504



\$2,700,000

Division:	Elbow River Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,256 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 3 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Close to Clubhouse		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Private Sewer, Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-24-3-W5
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Separate Entrance, Steam Room, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	NA		

Spectacular, secluded, and heavily treed, this exceptional 4-acre estate backs directly onto the Elbow River and Glencoe Golf Course. Opportunities to own a property of this caliber are incredibly rare, offering an unmatched combination of privacy, natural beauty, and outstanding recreational amenities. Step outside your back door to enjoy fishing on the Elbow River or explore the extensive nearby trails for walking, running, cycling, ATV adventures, and horseback riding. Residents of Elbow River Estates also enjoy access to an outdoor riding arena, tennis courts, a basketball court, and a playground. Springbank School, the Harmony Golf Academy, and the City of Calgary are all just a short drive away. Nestled among mature trees, this custom-built hillside bungalow is designed to embrace its breathtaking surroundings with expansive floor-to-ceiling windows, multiple decks, and over 4,300 sq. ft. of developed living space. The home offers 4 bedrooms, 2 full bathrooms and 2 half bathrooms, rich hardwood and tile flooring, granite countertops, 4 fireplaces, a steam room, and 2 laundry rooms, and a home office, creating an ideal balance of luxury and comfort. The fully developed walkout lower level features 6 separate entrances, offering exceptional flexibility for multi-generational living, a home-based business, guest accommodations, or future customization. A charming tree house tucked among the mature trees adds a unique touch, creating a magical retreat for children or a peaceful place to relax and enjoy the peaceful surroundings. Car enthusiasts and hobbyists will appreciate the exceptional parking and storage, including a triple attached garage with an attached carport, plus two detached garages—one of which is a 40' x 12' tandem garage, ideal for boats, recreational vehicles, and other toys. The property is surrounded in a safe and peaceful neighbourhood

on a quiet cul-de-sac with fully enclosed with chain-link fencing providing peace of mind and privacy. This is truly one of the finest properties in Elbow River Estates—a rare opportunity to own a private riverfront retreat with luxury living, unmatched outdoor recreation, and convenient access to Calgary.