



GRASSROOTS
REALTY GROUP

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211 Aspen Green
Rural Rocky View County, Alberta

MLS # A2346498



\$2,495,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,372 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, No Back Lane, No Neighbors		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC-13
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, French Door, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Alarm/Security System, Gas Stove, Refrigerator, Bar Fridge/Freezer

Nestled on a rare 1-acre private property in the prestigious enclave of Elbow Valley, this meticulously updated estate offers an unparalleled sanctuary of quiet sophistication. Situated at the end of a secluded cul-de-sac, this residence is enveloped by magnificent, masterfully landscaped grounds. A circular driveway provides an impressive sense of arrival with stately double doors welcoming you inside. The dramatic two-storey entrance features a sweeping curved staircase, opening into an appealing formal living + dining room. A private front-facing office offers a beautiful built-in desk + bookshelves, while the rear of the home is designed for everyday living + entertaining. The spacious family room features a newer gas fireplace + connects to the renovated kitchen + informal dining area, with abundant cabinetry, stunning countertops, a large island + professional appliances. Large windows throughout the home—33 in total, all triple-glazed + replaced within the last few years, filling the spaces with natural light. Easy access from the kitchen area to the expansive deck + beautifully landscaped backyard, ideal for summer gatherings. A main-floor laundry room with dog bath connects directly to the heated triple garage. Upstairs, beautifully maintained + recently refinished hardwood flooring continues throughout three oversized bedrooms, each complete with its own ensuite + spacious walk-in closets. The generous primary suite offers room for a sitting area, a beautifully updated ensuite with dual vanities, soaker tub + standalone shower, plus a dedicated dressing room with custom built-ins. The paneled staircase leads to a bright, beautifully finished lower level with engineered hardwood flooring, large windows + exceptional living space. A spacious family/TV room features an electric ribbon fireplace, large bar area, wine room, two additional

bedrooms—one currently used as a gym—and full bathroom create an ideal space for guests, recreation + entertaining. A large storage room completes the lower level. Thoughtfully updated throughout, the home features fresh neutral fresh paint inside + out, refinished hardwood flooring, new carpet + flooring downstairs, updated kitchen cabinetry + countertops, professionally replaced appliances, newer fixtures + window coverings throughout. Recent improvements include a newer roof with excellent shingles, newer air conditioning, redone decking + landscaping, plus a brand-new asphalt driveway completed this fall. Beautiful Elbow Valley offers an extensive pathway system, golf course + lake. All this only 20 minutes to the City Centre, with all levels of schooling, shopping + the mountains.