

# \$1,595,000 - 127 Elbow Ridge Bluffs, Rural Rocky View County

MLS® #A2205251

**\$1,595,000**

4 Bedroom, 4.00 Bathroom, 2,549 sqft  
Residential on 0.21 Acres

Elbow Valley, Rural Rocky View County,  
Alberta

Proudly positioned in the prestigious community of Elbow Valley, 127 Elbow Ridge Bluffs is a stunning walk-out bungalow that exemplifies exceptional craftsmanship, luxurious design, and an unmatched connection to nature. Thoughtfully designed in a refined West Coast style, this home welcomes you with striking curb appeal—extensive stone detailing, elegant built-ins and an inviting presence that speaks to its quality and character. Spanning over 4,900 sq. ft. across two meticulously crafted levels, the 2,549 sq. ft. main floor offers an open great room and dining room combination, bathed in natural light and designed for both grand entertaining and intimate gatherings. The gourmet kitchen is a chef’s dream, featuring custom-built cabinetry, a premium appliance package (Sub-Zero, Wolf gas cooktop & wall oven, full wine cooler), and a charming eat-in breakfast nook with serene views. The primary retreat is a sanctuary of relaxation, boasting a generous layout, a spa-like 6-piece ensuite, and a spacious walk-in closet. A versatile main-floor den (currently used as a bedroom), a 3-piece main bath, a 2-piece powder room, and a well-appointed laundry/mudroom complete this level. The walk-out lower level is designed for elevated living and entertainment, offering two additional bedrooms, a full bath, and



expansive open areas for games, media, music, and family gatherings. A substantial bar and recreation space add to the home's effortless hosting potential. Every detail in this home speaks to unparalleled craftsmanship—flat-painted ceilings, custom walnut interior doors, rich crown moldings, soaring 10' ceilings on the main level, extensive stonework and in-floor heating. Hobby & Car Enthusiasts will appreciate the three-car heated garage with custom cabinetry. Beyond the walls of this extraordinary home, Elbow Valley offers a lifestyle of prestige and tranquility. With access to parks, walking trails, and community amenities, you'll enjoy the perfect balance of seclusion and connectivity—all just minutes from Calgary's westside conveniences and exceptional schools or less than 20 minutes to downtown.

Built in 2006

### Essential Information

MLS® #	A2205251
Price	\$1,595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,549
Acres	0.21
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	127 Elbow Ridge Bluffs
Subdivision	Elbow Valley

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3T1

### **Amenities**

Amenities	Beach Access, Clubhouse, Fitness Center, Gazebo, Recreation Facilities, Picnic Area
Parking Spaces	6
Parking	Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Steam Room, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In, Wine Refrigerator
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Mantle, Stone, Dining Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	7
Zoning	DC13

### **Listing Details**

Listing Office

eXp Realty

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