

**31 Elbow River Court**  
**Rural Rocky View County, Alberta**

**MLS # A2284180**

**\$1,495,000**



<b>Division:</b>	Elbow River Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,311 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized, Quad or More		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Slate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Sauna, Soaking Tub		
<b>Inclusions:</b>	2nd Refrigerator, 2nd Dishwasher		

This renovated walkout bungalow is ideally situated on 2 acres of pristine land in the sought-after Elbow River Estates, offering mountain views, exceptional privacy, and a rare combination of space and lifestyle. The home backs directly onto the Glencoe Golf and Country Club driveway—quite literally placing world-class golf just steps from your backyard. In addition, Elbow Springs Golf Club, Pinebrook Golf & Country Club, and River Spirit Golf Club are all moments away, making this an exceptional location for golf enthusiasts. Inside, the home is bright, open, and thoughtfully updated, featuring new flooring throughout (2024), including heated slate tile, and a striking double-sided fireplace anchoring the main living and dining spaces. The expansive kitchen is designed for entertaining, offering custom cabinetry, granite countertops, heated slate floors, and a massive centre island that truly serves as the heart of the home. Enjoy sunrises from the front porch and spectacular sunsets from the west-facing back deck, where mountain views create a stunning natural backdrop. The west-facing primary retreat features his-and-hers closets and a renovated 5-piece ensuite finished with heated travertine tile. Two additional large bedrooms and a full bathroom complete the main level. The fully developed walkout basement adds outstanding versatility with a fourth bedroom, full bathroom, wine room, family room, media space, gym, and more. A wet sauna, accessible from the exterior, enhances the home's wellness appeal. Outside, a concrete slab at the rear of the home is perfectly suited for a future hot tub or pool, creating an exceptional outdoor entertaining area. Major mechanical upgrades include new high-efficiency furnaces, hot water tank, and water softener (2021). Garage space is equally impressive, featuring an oversized attached 2-car garage plus a 4-car

oversized attached garage/shop, fully insulated and heated&mdash;ideal for vehicles, hobbies, or serious workspace. Residents of Elbow River Estates enjoy a true community lifestyle with access to a playground, tennis courts, basketball courts, a winter outdoor rink, and a community horse arena, all while being just minutes from Calgary.