# \$2,275,000 - 123 Winding River Rise, Rural Rocky View County

MLS® #A2227130

### \$2,275,000

4 Bedroom, 4.00 Bathroom, 3,834 sqft Residential on 0.29 Acres

Elbow Valley, Rural Rocky View County, Alberta

Spectacular FULLY RENOVATED walk-out Bungalow situated on a .29 acre SOUTH facing pied LOT, in the AWARD-winning community of ELBOW VALLEY! Enjoy being on

a quiet cul-de-sac with BIG SKY VIEWS + SUNSETS & backing onto greenspace with walking paths just steps away. Only 5 minutes west of Calgary, this property is an absolute MUST SEE! Ideal layout for FAMILY & **ENTERTAINING** boasting 6,300+ developed sqft of updated luxurious living space, oversized + HEATED 3 car GARAGE, 4 bedrooms, 3.5 baths, DEN/STUDY, DINING, GYM + THEATRE. Grand foyer with NEW front door, side lights leads to formal dining with coffered ceiling detail + sun filled GREAT room with floor to ceiling fireplace wire for TV + barrel ceiling & window detail. Stunning updated kitchen with designer QUARTZ countertops, top of the line built-in stainless steel appliances, central island with built-in storage, custom butler's pantry & pantry wall open to nice sized breakfast nook. Primary RETREAT with double door, private access to deck, sitting area + bespoke 6 pc ensuite with modern free standing tub, custom shower with 10 mil glass + bench, dual vanities, in-floor heating & walk-in custom closet. Private den/study laced in millwork with built-in desk, powder room + laundry room with







NEW washers & dryers, mud room with lockers + built-in coat closet. Functional & spacious LOFT / Library + Lounge area with built-in desk + media opens to below with gorgeous valley VIEWS & leads to bedroom / flex space with full bathroom. Lower WALK-OUT level is an entertainment haven with radiant IN-FLOOR heating, new LVP floors throughout, 2 bedrooms, GYM, full bathroom, WET BAR, THEATRE, rec area & lounge room. Additional features and upgrades include: NEW Boiler + Indirect NTI water heater, A/C, R/I for Hot Tub off back patio, irrigation, fully painted INTERIOR + EXTERIOR, built-in speakers throughout, 8 foot solid core doors, central vac, artificial grass PUTTING GREEN and much more. Escape to nature in Elbow Valley with acres of green space, walking paths, lakes, elbow river & quick access to the Rockies while being just minutes away to City amenities. 4 Golf courses within a 5 min drive. Exceptional Property!

Built in 2003

#### **Essential Information**

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Price \$2,275,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 3,834

Acres 0.29

Year Built 2003

Type Residential Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 123 Winding River Rise

Subdivision Elbow Valley

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 3T5

**Amenities** 

Amenities Playground, Beach Access, Clubhouse, Picnic Area, Pool, Racquet

Courts

Parking Spaces 6

Parking Heated Garage, Oversized, Triple Garage Attached

# of Garages 3

Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, Closet Organizers,

Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wet Bar, Wired for Sound, Stone Counters, Natural

Woodwork

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas

Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes
# of Fireplaces 2
Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

**Exterior** 

Exterior Features Private Entrance, Private Yard

Lot Description Cul-De-Sac, Landscaped, Pie Shaped Lot, Views, Environmental

Reserve

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed June 7th, 2025

Days on Market 36
Zoning DC

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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