

\$2,800,000 - 52 Wolfwillow Lane Sw, Rural Rocky View County

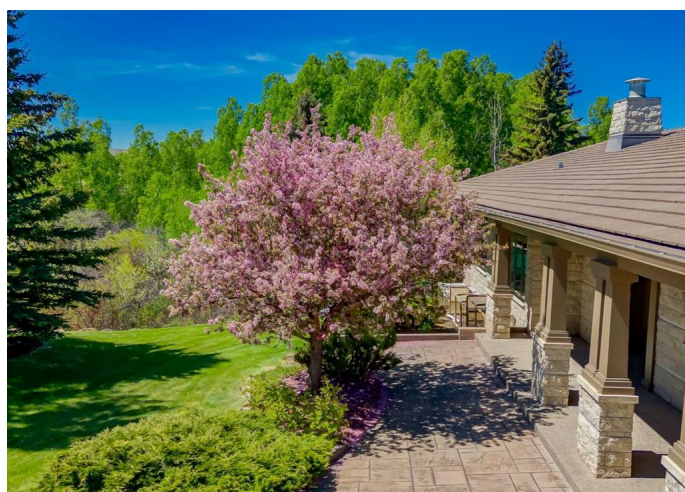
MLS® #A2229915

\$2,800,000

3 Bedroom, 5.00 Bathroom, 3,142 sqft
Residential on 2.65 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Just Listed! Original Owner! Fabulous location set on a 2.65 acre lot on the ridge in Elbow Valley. This resplendent architectural masterpiece is indicative of "Prairie Style" architecture known for its horizontal emphasis and integration with its surrounding landscape. The design features a low-pitched hip roof with projecting eaves, split face stone detailing, Tyndal stone capping and concrete tile roof. All of the stamped concrete tile driveway is heated. There are beautifully designed "outdoor living room" spaces with the south exposed aggregate front veranda, and gigantic back deck overlooking the splendid views of the valley. One of the most incredible features of this spectacular property is the year-round heated greenhouse, with a 25-year-old fig tree that will have fresh figs ready by the Fall. Raised gardens, a second greenhouse, and protective fencing are a master gardener and Chef's dream environment. Nothing was missed in the interior architectural design of this stunning home. The living room and dining area are very large allowing for large family and friends to gather on all occasions. A central fireplace adds a cozy feel to this lovely space and the large windows expand across the entire living and dining room areas. The 12-foot ceiling detailing has a "House in the Hamptons" design and has special perimeter lighting. The



main floor office has another incredible window overlooking the gorgeous front yard. The formal dining space is open to the living room. Beautiful east sun fills the European country kitchen and this well- designed space includes a corner sink surrounded by windows, a lowered island for baking and food preparation, antiqued cream cabinetry, and high-end appliances. The main floor primary suite is set up like a six-diamond luxury hotel with enough area to place another sitting room. The spa-like ensuite has an attractive jetted bathtub with a granite surround, a frameless glass shower, two separate vanities with drawers and an extra linen closet. The second main floor bedroom has a wonderful south window, a large walk-in closet and its own ensuite with an architectural oval feature window. The lower level showcases a custom-built "Chef's Kitchen" for a true Italian family that LOVED to cook, garden, cure meats, make homemade tomato sauce, and share all of their creations with their family. The lower-level restaurant-sized kitchen leads out to the backyard where the garden path leads to the greenhouse, raised gardens, sweet pea vines, rhubarb patches and herb patches. There are several special lower-level rooms for wine storage, a meat curing cabinet, and an elevator to transport items between levels. Just next to the intricately designed staircase is a wonderful bedroom with its own ensuite mirrored after the upper-level primary suite. There is a family room and another media-type room across from the bedroom that could be used as an exercise room, made into a fourth bedroom or be used for additional storage.

Built in 2001

Essential Information

MLS® #

A2229915

Price	\$2,800,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,142
Acres	2.65
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	52 Wolfwillow Lane Sw
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2Z4

Amenities

Amenities	Beach Access, Clubhouse, Playground, Racquet Courts, Recreation Facilities
Parking	Quad or More Attached
# of Garages	4

Interior

Interior Features	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fan Coil, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Private
Roof	Concrete
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	7
Zoning	DC
HOA Fees Freq.	MON

Listing Details

Listing Office	Coldwell Banker Mountain Central
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