

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

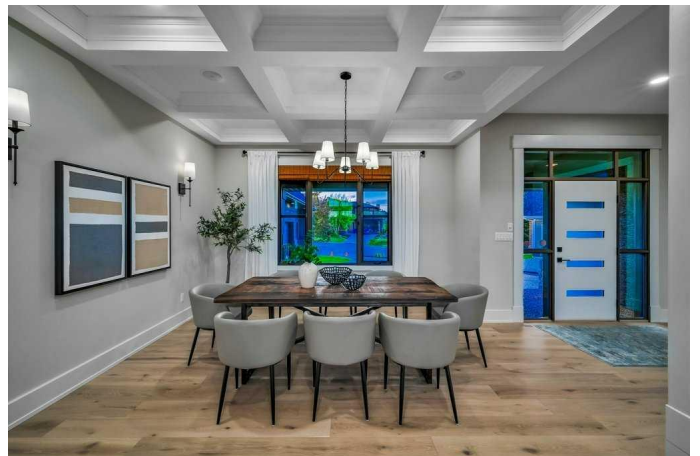
MLS® #A2227130

\$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

MLS® #	A2227130
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	Beach Access, Clubhouse, Picnic Area, Playground, Racquet Courts, Pool
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, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s), Wet Bar, Wired for Sound
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, Environmental Reserve, Landscaped, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2025
-------------	----------------

Days on Market	21
Zoning	DC

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.