

# \$2,395,000 - 16 Wolfwillow Lane, Rural Rocky View County

MLS® #A2194033

**\$2,395,000**

6 Bedroom, 5.00 Bathroom, 4,022 sqft  
Residential on 2.33 Acres

Elbow Valley, Rural Rocky View County,  
Alberta

Nestled in coveted Elbow Valley, luxury living meets serene natural surroundings. This meticulously crafted estate offers an unparalleled blend of elegance, comfort & functionality, providing a haven for those seeking the finest in acreage living. Situated on a sprawling 2.33 acre lot, this exquisite private property encompasses a serene treed surrounding offering privacy and tranquility. The home boasts an impressive stone and stucco exterior, and the newly paved driveway leads to the attached triple-car garage, providing ample parking and storage space. There is an additional unique under-drive garage offering double tandem parking bays to make for a total of 7 garage spaces. The grand foyer welcomes you with a striking, winding staircase that travels through the 3 levels. Soaring ceilings, tile and oak flooring, and an abundance of natural light add to the grandeur of the home. The recently renovated kitchen features a centre island with breakfast bar seating, a copper hood fan, ceiling height cabinets, and Wolf and Sub-Zero appliances. There is access to a large wrap-around balcony off the formal dining area, perfect for entertaining guests. Tall windows surrounding the dining and family rooms flood the room with natural light. A cozy stone fireplace provides additional warmth and ambiance. Off the family room, French doors open up to the



primary bedroom complete with a walk-in closet, an ensuite with a spa-like soaker tub, and two separate vanities with sinks. The den, which was turned into a music room, offers even more space. The open upper loft is where you will find an immaculate study, which features a stone fireplace, a vaulted ceiling, and a private balcony overlooking the serene backyard. This is truly a unique space. The spacious second floor leads to a built-in office area, two bedrooms, a bathroom with a soaker tub and separate vanities, and another 2-piece bathroom. There are two additional balconies which are accessible from both bedrooms as well as the office area. The fully finished walk-out basement offers even more living space, with a wet bar with island and fridge, a wine room, a fireplace, a spacious recreation room, a home theatre, a fitness room, a mud room, a bedroom, and a 3-piece bathroom with a double steam shower. The backyard oasis features a spacious patio area surrounded by breathtaking treed views. Enjoy the ability to have an at-home camping feel; a seasonal spring fed stream runs through the property beside a new fire pit with bench seating nestled in your forest. Residents of Elbow Valley Estates enjoy access to a range of amenities, including tennis/pickleball and basketball courts, trails, parks and playgrounds and a clubhouse with fitness centre. The community also features a beach, a boathouse, and three lakes. Enjoy unique 'mountain like' living while being immersed in nature offering the best of outdoor recreation while not compromising on urban conveniences.

Built in 1999

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2194033    |
| Price  | \$2,395,000 |

|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 6                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 3                                |
| Half Baths     | 2                                |
| Square Footage | 4,022                            |
| Acres          | 2.33                             |
| Year Built     | 1999                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 16 Wolfwillow Lane      |
| Subdivision | Elbow Valley            |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 1B5                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Clubhouse, Dog Park, Park, Playground, Recreation Facilities, Golf Course                    |
| Parking Spaces | 10   |
| Parking        | Heated Garage, Oversized, Paved, Tandem, Triple Garage Attached, Workshop in Garage, Quad or More Attached |
| # of Garages   | 7  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Smart Home, Storage, Walk-In Closet(s), Wired for Data, Soaking Tub, Steam Room, Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Wine Refrigerator   |
| Heating           | In Floor, Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |

|                 |                          |
|-----------------|--------------------------|
| # of Fireplaces | 3                        |
| Fireplaces      | Gas, Mantle, Stone       |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Storage   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Treed, Native Plants, Sloped Down |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 63                  |
| Zoning         | DC13                |
| HOA Fees Freq. | MON                 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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