

FEATURE SHEET

216 Elbow Ridge Haven ELBOW VALLEY

OVERVIEW:

- 2003 built custom two-storey walkout estate home exquisitely positioned on the ridge overlooking the majestic Elbow River Valley
- Featuring over 6000sqft of total developed space, 5 bathrooms and 5 bedrooms - three expansive bedrooms on the upper level (two with personal ensuites and two bedrooms in the walkout level (one currently being used as a fitness room))
- Quiet estate home community
- Professionally and meticulously landscaped with mature trees for privacy, gardens, lawn space, and irrigation system
- Attached oversized triple car garage with radiant in-floor heat and extensive storage
- Built-in speakers throughout
- Solid core doors throughout
- Custom wood shutters throughout
- Detailed coffer ceilings and crown moulding
- Central vacuum system and attachments
- Elbow Valley is a bare-land condo community managed by a Board of Directors & General Manager. An Elbow Valley Resident Club Fee of \$221/month is paid by the homeowner and fees include reserve fund contributions, security, garbage & recycling collection, community roads plowed & sanded, community landscaping, common area amenities & maintenance (tennis courts, sports court, boat house and attendant, access to kayaks, SUP's, peddle boats, beach, picnic area with firepits, playgrounds, pathways, residents clubhouse, lake flooding for hockey and skating, lake water testing & monitoring)
- Exceptional access to Stoney Trail, Westhills, Aspen Landing and west Calgary's coveted private schools

OUTDOOR FEATURES

- Exquisite backyard overlooking the Elbow River with mature trees for privacy
- Expansive rear deck off kitchen and great room perfect for el fresco dining or outdoor entertaining (new resin flake deck coating 2021)
- Walk-out level patio with 6 person hot tub (updated 2021) integrated into concrete deck for easy entry/exit, and conversation areas to enjoy the gorgeous views
- Natural stone accent details
- Copper chimney flue finishing caps
- Unique French inspired roof line with stepped curved soffit (clear pine) detail
- Irrigation system
- Cement landscaping edging
- Cedar roof shakes

GARAGE

- Oversize triple car garage w/ in-floor heat & storage cabinets
- Solid wood garage doors w/ new openers in last few years
- Epoxy floors

MAIN FLOOR (2070sqft RMS)

- 10' 8" ceiling height
- Spacious den with double doors, custom maple built-ins and recessed ceiling detail
- Open concept great room with Town and Country gas fireplace, coffered ceiling detail and expansive windows to capture the stunning river valley views
- Dedicated open concept dining room with statement pendant light, coffered ceiling details and expansive windows
- Gourmet chef's kitchen featuring custom cabinetry, granite countertops, premium stainless steel appliance package including six burner Wolf gas cooktop, dual Wolf wall ovens (control panels replaced 2022), two Bosch dishwashers, SubZero fridge, SubZero freezer, custom designed hood fan and butler's pantry with prep sink, microwave and extensive cabinetry including glass front uppers with maple interiors
- Exquisite casual sitting area off kitchen with Town and Country gas fireplace and serene views
- Elegant powder room
- Family sized mudroom with lockers, built-in shoe storage and washer/dryer (replaced 2023) with custom cabinetry
- Expansive walk-through coat closet

UPPER LEVEL (1802 sqft RMS + 342sqft*)

- * upper level hosts an additional 342sqft not recorded on RMS measures due to angled architectural rooflines - the angled spaces were thoughtfully designed with many boasting extensive custom built-ins
- Exquisite owner's retreat with stunning views, gas fireplace, decadent dressing room and walk-in closet, spa-inspired ensuite with in-floor heat, dual vanities, soaker tub, oversize steam shower and water closet
- Bedroom two w/ views of the river valley and custom built-ins
- Bedroom three with custom built-ins, ensuite with in-floor heat and adjoining bonus / sitting room
- Four piece bathroom with in-floor heat
- Decadent staircase with exquisite millwork spanning three levels including built-in window bench and new stair railing (2019) featuring continuous curved handrail and iron posts

WALK-OUT LEVEL (1867 Developed sqft)

- Radiant in-floor heat throughout lower level
- Large recreation room perfect for relaxing or entertaining with custom maple entertainment center with real bronze screening, wet bar with dual wine/beverage fridges and bar sink and dedicated games/pool table space
- Bedroom four with walk-in closet and ensuite
- Bedroom five with views of the beautiful back yard (currently used as a fitness room)
- Fully finished flex room - perfect for a second home office, music room or fitness room
- Four piece bathroom
- Mechanical room with two high efficiency furnaces and new cast iron boiler system (2019)

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