

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

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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	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	31
Zoning	DC

## **Listing Details**

Listing Office	RE/MAX House of Real Estate
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