

52 Wolfwillow Lane SW
Rural Rocky View County, Alberta

MLS # A2229915



\$2,800,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,142 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Quad or More Attached		
Lot Size:	2.65 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating: Fan Coil, In Floor

Floors: Hardwood, Slate

Roof: Concrete

Basement: Finished, Full

Exterior: Concrete

Foundation: Poured Concrete

Water: Co-operative

Sewer: Public Sewer

Condo Fee: \$ 265

LLD: 6-24-2-W5

Zoning: DC

Utilities: -

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)

Inclusions: Greenhouse accessories and plants, shelving in storage rooms

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, antiques 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.