

\$1,300,000 - 4 Majestic Gate, Rural Rocky View County

MLS® #A2205842

\$1,300,000

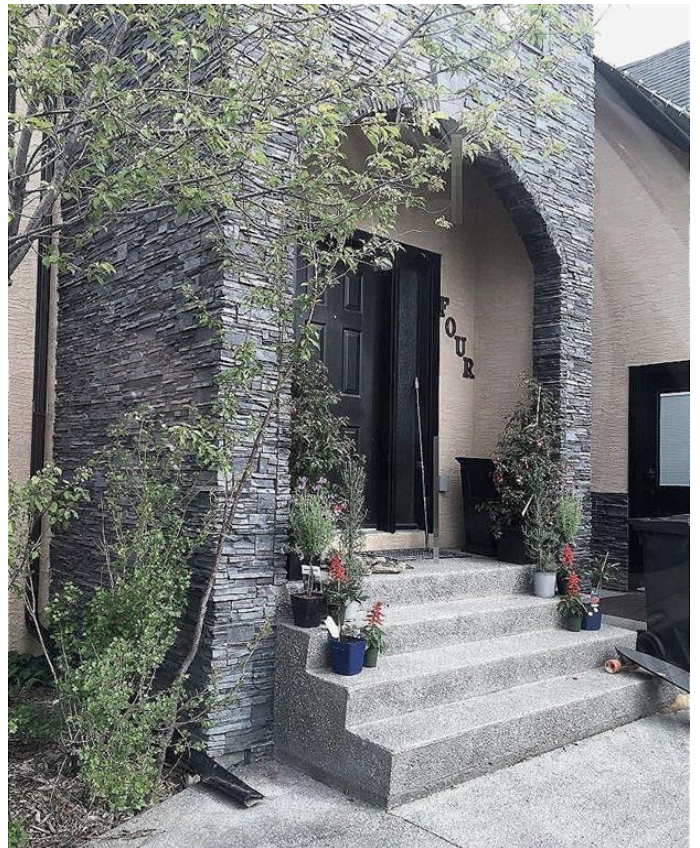
3 Bedroom, 4.00 Bathroom, 2,848 sqft

Residential on 0.24 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Welcome to this custom-built estate in the prestigious Elbow Valley community, nestled on a private, treed lot. Offering 2,848 sq ft above grade and over 4,600 sq ft of total living space, this home features a luxurious main-floor primary suite with heated-floor 5-piece ensuite and in-floor heated tiles, a stunning cathedral-ceiling living room with two-storey east-facing windows, and a gourmet granite/stainless kitchen with island seating, walk-in pantry, and eat-in nook. Upstairs boasts two large bedrooms with walk-in closets and a double vanity shared bath. The fully finished lower level is ideal for entertaining, with a games room, flex room that was used as a den/guest suite, and a upgraded indoor pool and spa complex (2018) with a hot tub (as is condition), change room, heated aggregate pool deck, and more. Above the oversized double garage is a heated bonus room—mirrored, perfect for a gym or studio. Additional features include dual-zone HVAC, in-floor heating in games room and in garage, central air, roughed-in heated driveway, and parking for up to 8 vehicles. For your furry friends, the yard has a Pet Stop invisible fence system, with zone controls for within the house. One of the first homes built in the community. A true Elbow Valley gem! One of the listing Agents owns the home.

Built in 2000



Essential Information

MLS® #	A2205842
Price	\$1,300,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,848
Acres	0.24
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	4 Majestic Gate
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	t3z 3a7

Amenities

Amenities	Beach Access, Clubhouse, Park, Party Room, Playground, Snow Removal, Dog Park
Utilities	Electricity Paid For, Heating Paid For, Natural Gas Paid, Sewer Connected, Water Paid For
Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Insulated, Oversized, Parking Pad, Concrete Driveway, Driveway, Garage Faces Side, Heated Garage, Multiple Driveways, See Remarks, Workshop in Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Master Downstairs, Recessed Lighting, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Central Vacuum, Granite Counters, Recreation Facilities, Sump Pump(s), Wired for Sound
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Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Water Heater, Warming Drawer
Heating	Boiler, In Floor, Fireplace(s) Radiant, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Double Sided, Great Room
Has Basement	Yes
Basement	Finished, Full
Exterior	
Exterior Features	BBQ gas line, Fire Pit, Other, Deck
Lot Description	Back Yard, Corner Lot, Landscaped, Close to Clubhouse, Front Yard Private, Street Lighting, Wooded
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	May 1st, 2025
Days on Market	17
Zoning	R-1
HOA Fees	212
HOA Fees Freq.	MON

Listing Details

Listing Office	KIC Realty
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