

\$2,500,000 - 111 Aspen Green, Rural Rocky View County

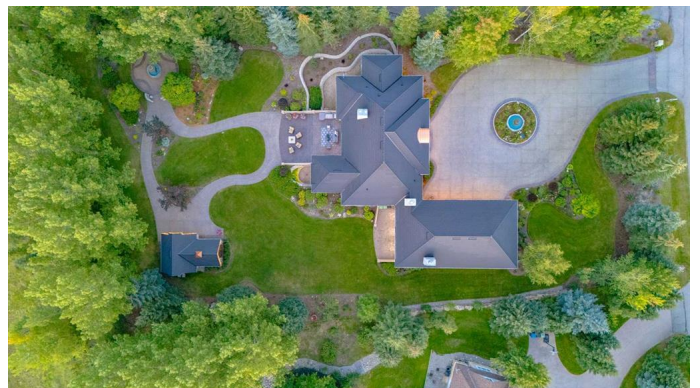
MLS® #A2250876

\$2,500,000

3 Bedroom, 3.00 Bathroom, 2,700 sqft
Residential on 1.00 Acres

Elbow Valley, Rural Rocky View County,
Alberta

OPEN HOUSE SUNDAY, SEPTEMBER 7TH, FROM 12PM TO 3PM. Welcome to this timeless FRENCH COUNTRY estate residence located on a private "Butchart Gardens" setting in the prestigious community of Elbow Valley. Designed by Al McDowell, this bungalow showcases almost 2700 square feet on the main level and almost 2400 square feet on the lower level of meticulously developed living space where exceptional craftsmanship and pride of ownership are evident throughout. At the heart of the home is a chef-inspired kitchen featuring a Sub-Zero refrigerator and freezer, Thermador 5-burner gas cooktop, and brand-new double Wolf ovens, with a striking oversized island finished with rare Lemurian granite imported from Madagascar. The adjoining breakfast nook and inviting family room are framed with expansive windows that overlook the professionally landscaped yard, while a formal dining room with custom built-ins provides elegant space for entertaining. A lovely den/library features beautiful bookshelves with a south exposure. The primary retreat is a true sanctuary with a bespoke walk-in closet, serene views of the backyard, and a spa-like ensuite boasting a jetted tub, dual vanities, designer wallpaper and limestone tile. The lower level offers two generous bedrooms, a private office or



potential bedroom a fabulous children’s playroom, and a fitness/flex space. Center stage you will find an entertainment room with a built-in media center, a games area and a cozy gas fireplace. The property’s exterior is equally impressive, featuring manicured lawns, mature trees, front and back fountains with rose gardens, a custom deluxe “garden” building with its own garage door, and multiple outdoor “living room” spaces that overlook the picturesque backyard. Recent upgrades include a new roof (2017) with lifetime warranty and fresh interior paint throughout. The oversized heated garage boasts 10-foot doors, 12-foot ceilings and capacity for up to six vehicles with lifts, making it a collector’s dream. This rare offering combines superior infrastructure with classic design and extraordinary outdoor living spaces. Book your private showing today to experience the Elbow Valley lifestyle at its finest!

Built in 2002

Essential Information

MLS® #	A2250876
Price	\$2,500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,700
Acres	1.00
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	111 Aspen Green
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3B9

Amenities

Amenities	Beach Access, Clubhouse, Playground, Snow Removal
Parking Spaces	8
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, 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

Exterior

Exterior Features	Barbecue, BBQ gas line, Garden, Storage
Lot Description	Cul-De-Sac, Landscaped, Level
Roof	Metal
Construction	Brick, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2025
Days on Market	6
Zoning	DC

Listing Details

Listing Office Coldwell Banker Mountain Central

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