

\$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

UPDATED Listing Details! Welcome to this custom-built estate home in the prestigious community of Elbow Valley. This gem is set on a private, beautifully treed lot just minutes from Calgary. Offering 2,848 square feet above grade and over 4,600 square feet of total living space, this home blends timeless architecture with luxurious comfort.

The main floor showcases a spacious primary suite with a five-piece ensuite and heated tile floors. A dramatic living room with cathedral ceilings and soaring two-storey east-facing windows fill the space with natural light, while the gourmet kitchen features granite countertops, stainless steel appliances, island seating, a walk-in pantry, a work space and a sunny breakfast nook.

Upstairs offers two generously sized bedrooms with walk-in closets and a shared double-vanity bathroom. Hall closet is huge and has floor to ceiling wire shelving. The fully finished lower level is ideal for entertaining, with a large games room, a flex space perfect for a guest suite or office, and a beautifully upgraded indoor pool and spa complex (2018) with hot tub (as-is), change room, storage room for pool toys, a second staircase accessing the kitchen, and a heated aggregate pool deck.

A heated, mirrored bonus room above the oversized double garage is perfect for a gym, studio or business centre. Additional features include dual-zone HVAC, in-floor heating in the



garage, pool area and games room, central air, a roughed-in heated driveway system, and space for up to eight vehicles. Pet lovers will appreciate the Pet Stop invisible fence system with interior zone controls.

Finishing cosmetic updates are currently underway. As work progresses, the opportunity to purchase this home below market value may narrow or disappear entirely. This is one of the original homes in Elbow Valley—a rare and exceptional offering in one of the region's most sought-after communities. One of the listing agents is the property owner.

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, Dog Park, Park, Party Room, Playground, Snow Removal
Utilities	Natural Gas Paid, Electricity Paid For, Heating Paid For, Sewer Connected, Water Paid For
Parking Spaces	8
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Multiple Driveways, Oversized, Parking Pad, See Remarks, Workshop in Garage
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Master Downstairs, Recessed Lighting, Recreation Facilities, See Remarks, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer/Dryer
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas, Radiant, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Great Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Corner Lot, Front Yard, Garden, Landscaped, Many Trees, Native Plants, 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	50

Zoning	R-1
HOA Fees	212
HOA Fees Freq.	MON

Listing Details

Listing Office	KIC Realty
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