

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

MLS® #A2205842

**\$1,300,000**

3 Bedroom, 4.00 Bathroom, 2,917 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 2,917 sq ft above grade and over 4,500 sq ft of total living space, this home features a luxurious main-floor primary suite with heated-floor 5-piece ensuite, 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 shared bath. The fully finished lower level is ideal for entertaining, with a games room, den/guest suite, and a refinished indoor pool and spa complex (2018) with hot tub, change room, heated aggregate deck, and more. Above the oversized double garage is a heated bonus room—perfect for a gym or studio. Additional features include dual-zone HVAC, central air, roughed-in heated driveway, and parking for up to 8 vehicles. A true Elbow Valley gem!

Built in 2000

## Essential Information

MLS® #	A2205842
Price	\$1,300,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	2,917
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	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad, See Remarks, Garage Faces Side, Multiple Driveways, 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, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Water Heater, Warming Drawer
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas, Radiant, Zoned
Cooling	Central Air



Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone, Double Sided, G
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Fire Pit, Garde
Lot Description	Back Yard, Backs on to Pa Garden, Landscaped, Private, Street Lighting, Close to Clubhouse, Many Trees, Native Plants, Wooded
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

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

**Listing Details**

Listing Office	KIC Realty
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