

\$1,699,900 - 272 October Gold Way, Rural Rocky View County

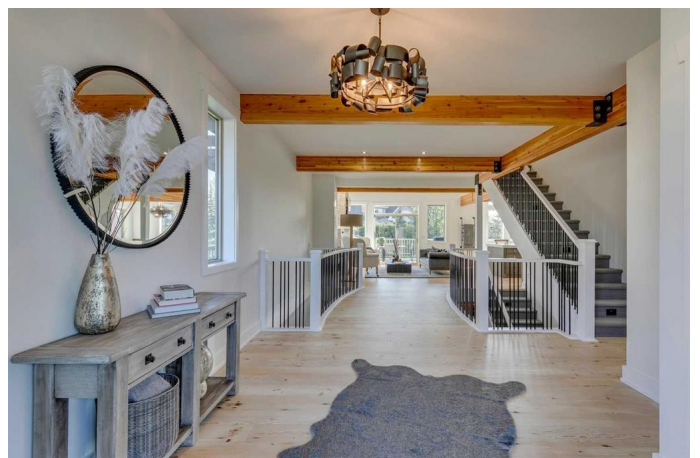
MLS® #A2258250

\$1,699,900

4 Bedroom, 4.00 Bathroom, 2,500 sqft
Residential on 0.44 Acres

Elbow Valley West, Rural Rocky View County,
Alberta

Exceptionally renovated 3+1 bedroom residence in prestigious Elbow Valley West, offering nearly 4,000 sq ft of beautifully curated living space! Originally crafted by Linwood Custom Homes, this property embodies refined design, blending timelessness & thoughtful modern aesthetic in perfect harmony. The open and airy main level is defined by 100-year-old reclaimed rustic fir flooring & striking exposed fir glulam beams. The living room boasts a soaring vaulted ceiling & a dramatic floor-to-ceiling stone fireplace, creating an inviting focal point. Designed by Prestige Kitchens, the chef-inspired kitchen is a true showpiece, appointed with 2â€• quartz countertops, a vertical grain fir island with hidden storage, a custom rangehood, Fisher & Paykel panelled appliances, maple shaker cabinetry, Perrin & Rowe faucet & pot filler, plus walk-in pantry. A spacious dining area, illuminated by a statement light fixture, offers the perfect setting for hosting gatherings. Just off the foyer, a private office provides an ideal work-from-home retreat. Completing the main level are a stylish powder room, a well-appointed laundry room with new washer & dryer, & a functional mudroom. The second level boasts New Zealand sourced hypoallergenic wool carpets & hosts 3 bedrooms & a 4 piece main bath. The



luxurious primary suite with vaulted ceiling includes a walk-in closet & spa-inspired 5-piece ensuite with dual sinks, a freestanding soaker tub & spacious glass-enclosed shower featuring dual showerheads. The fully developed lower level showcases a continuation of the hypoallergenic wool carpeting, a large family & recreation area, plus a new gym with double soft close glass entry doors, bar, including storage & beverage fridge. A fourth bedroom & 4 piece bath are the finishing touches to the basement level. Additional highlights include central air conditioning (2025), water softener, humidifier, updated recessed lighting, fresh paint throughout & a solid core fir front entry door. Outdoors, enjoy the beautifully landscaped front garden & a private backyard retreat with newly painted wrap-around deck. Parking is effortless with the heated, oversized triple attached garage. Residents of Elbow Valley West enjoy a wealth of amenities including playgrounds, sports courts, pickleball, walking/biking trails, and proximity to top-tier golf. All this, with easy access to the natural beauty of Bragg Creek and the conveniences of the city.

Built in 2012

Essential Information

MLS® #	A2258250
Price	\$1,699,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,500
Acres	0.44
Year Built	2012
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	272 October Gold Way
Subdivision	Elbow Valley West
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0A4

Amenities

Amenities	Park, Playground
Parking Spaces	3
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Recessed Lighting
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	13
Zoning	DC

Listing Details

Listing Office	RE/MAX First
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