

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

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MLS® #A2241536

**\$1,300,000**

3 Bedroom, 4.00 Bathroom, 2,860 sqft

Residential on 0.24 Acres

Elbow Valley, Rural Rocky View County,  
Alberta

Find Your Family's Happy Place in  
Award-Winning Elbow Valley.

A warm, welcoming, and completely updated family estate on a private corner lot, steps from lakes, parks, and pathways. Priced for your opportunity!

Imagine a home thatâ€™s not just a statement of luxury, but a sanctuary for everyday life. This custom-built estate, one of Elbow Valley's original and most beloved show homes, has been thoughtfully renovated to create a perfect blend of comfort and style. Set on a serene, treed corner lot, itâ€™s a haven where your family can grow, play, and make lasting memories.

Walk through the front door and feel instantly at home. Sunlight floods the dramatic great room through soaring windows, gleaming off new luxury vinyl plank floors. The heart of the home is the gourmet kitchen, with its granite islandâ€”a natural gathering spot for homework and casual mealsâ€”and a sunny breakfast nook overlooking the private yard.

The main-floor primary suite is a peaceful retreat for parents, featuring a spa-like five-piece ensuite. Upstairs, two generously sized bedrooms, each with walk-in closets, offer plenty of space for kids or guests.



But the real magic is downstairs. The finished lower level is a year-round destination for family fun, centered around a spectacular indoor pool and spa complex. It's the ultimate solution for rainy days, winter swims, and hosting birthday parties that will be the envy of the neighborhood. A large games room and a flexible space mean there's room for everyone to play.

A Home, Designed for Real Life:

- \* Step outside your gate and into a lifestyle of adventure. This home places you moments from community lakes, walking paths, sports parks, and the outdoor amenities that make Elbow Valley so sought-after by families.
- \* A large room above the garage with a private entrance is perfect for a teen hangout, a home gym, a creative studio, or a peaceful home office.
- \* Enjoy in-floor heating in the garage and pool area, central A/C, and modern upgrades throughout.
- \* Move-In Ready & Worry-Free. With over \$40,000 in recent renovations, this home is ready for you to simply unpack and start living.

This isn't the largest or most opulent estate in Elbow Valley—it's something better. It's the warm, functional, and joyful family home you've been searching for in an award-winning community. Your story begins here.

Built in 2000

Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2241536    |
| Price      | \$1,300,000 |
| Bedrooms   | 3           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |

|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 2,860             |
| 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, Parking, Picnic Area, Playground, Snow Removal, Trash, Dog Run, Gazebo, Racquet Courts |
| Parking Spaces | 6                                                                                                               |
| Parking        | Double Garage Attached, Heated Garage, Parking Pad, Oversized, Workshop in Garage                               |
| # of Garages   | 2                                                                                                               |

### Interior

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Convection Oven, Garburator, Gas Range, Humidifier, Warming Drawer                              |
| Heating           | Boiler, Fireplace(s), Forced Air, Hot Water, Natural Gas, Radiant, In Floor, Zoned                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                            |
| Fireplaces        | Gas, Double Sided, Great Room, Stone                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                          |

Basement                      Finished, Full

**Exterior**

Exterior Features      BBQ gas line, Fire Pit, Garden, Private Yard  
Lot Description        Back Yard, Close to Clubhouse, Corner Lot, Private, Front Yard, Lawn,  
                                 Many Trees  
Roof                        Asphalt Shingle  
Construction           Concrete, Stone, Stucco  
Foundation              Poured Concrete

**Additional Information**

Date Listed              August 3rd, 2025  
Days on Market        30  
Zoning                    R-1

**Listing Details**

Listing Office            KIC Realty

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