

\$3,400,000 - 231 Aspen Green, Rural Rocky View County

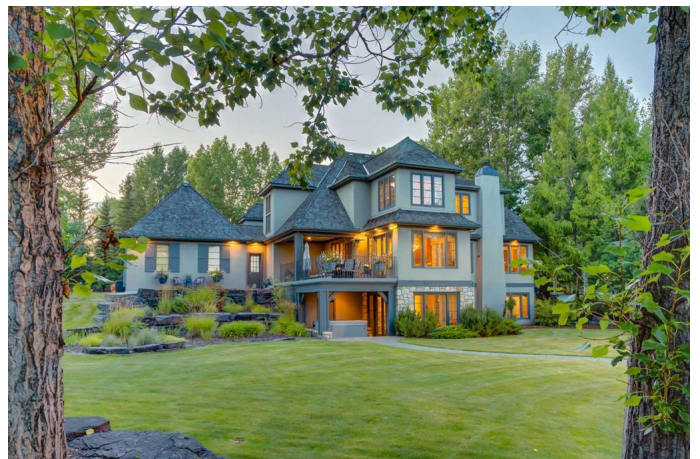
MLS® #A2246869

\$3,400,000

5 Bedroom, 5.00 Bathroom, 4,250 sqft
Residential on 1.00 Acres

Elbow Valley, Rural Rocky View County,
Alberta

OPEN HOUSE SUNDAY, SEPTEMBER 7TH, FROM 12PM TO 3PM. Experience an exceptional “family living” experience on one of the most beautifully landscaped lots in the award-winning community of Elbow Valley. Located on a quiet cul-de-sac, this spectacular home is situated on one acre and backs onto an environmental reserve connecting to pathways and a nature pond. Designed by McDowell & Associates and constructed by Granville Homes, this property showcases superior interior and exterior architectural details including extensive stone accents, prominent window shutters, dormer rooflines, elegant windows, and distinguished European-inspired flared roofing. This five-bedroom home offers approximately 6,500 square feet of developed living space and features a four-car attached garage. Interior highlights include a richly appointed den, a magnificent formal dining room, and an expansive great room with rustic wood beams, a central stone fireplace, and abundant natural light. The “Hamptons” inspired kitchen features premium appliances, a butcher block baking counter, antiqued cabinetry and ample workspace to accommodate culinary pursuits, while a generous breakfast nook is flooded by natural light boasting three sides of windows. Upstairs, three children’s bedrooms and an elegant primary suite offer picturesque



views across the extensive park-like backyard. The lower level is designed for family recreation, featuring a media room, games area, exercise space, additional bedroom, and a full bath. Outdoors, the property provides expansive lawn areas, mature trees, rock garden terracing, a private hot tub, sport court, enclosed play area, raised gardens and a wood-burning fireplace ensuring year-round enjoyment for the entire family. This property is an incredible opportunity for a special family, providing a warm and inviting home where children will want to gather for holidays. Original Owners. Pride of Ownership. Stunning Street Appeal.

Built in 2000

Essential Information

MLS® #	A2246869
Price	\$3,400,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,250
Acres	1.00
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	231 Aspen Green
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3C1

Amenities

Amenities	Racquet Courts, Beach Access, Clubhouse, Dog Park, Picnic Area, Playground
Parking	Asphalt, Driveway, Quad or More Attached
# of Garages	4

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Beamed Ceilings, Recreation Facilities
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Washer/Dryer, Water Softener, Window Coverings, Double Oven, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Stone, Den, Gas Starter, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Playground, Basketball Court, Tennis Court(s)
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve
Roof	Cedar Shake
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	8
Zoning	DC
HOA Fees	265
HOA Fees Freq.	MON

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.