

# \$2,500,000 - 111 Aspen Green, Rural Rocky View County

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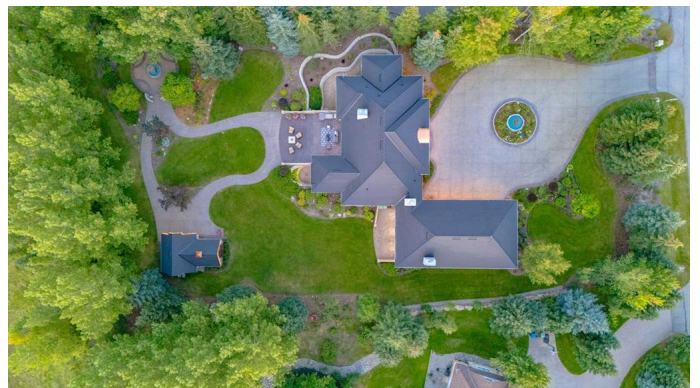
MLS® #A2250876

**\$2,500,000**

3 Bedroom, 3.00 Bathroom, 2,700 sqft  
Residential on 1.00 Acres

Elbow Valley, Rural Rocky View County,  
Alberta

Welcome to this timeless FRENCH COUNTRY estate residence located on a private "Butchart Gardens" setting in the prestigious community of Elbow Valley. Designed by Al McDowell, this bungalow showcases almost 2700 square feet on the main level and almost 2400 square feet on the lower level of meticulously developed living space where exceptional craftsmanship and pride of ownership are evident throughout. At the heart of the home is a chef-inspired kitchen featuring a Sub-Zero refrigerator and freezer, Thermador 5-burner gas cooktop, and brand-new double Wolf ovens, with a striking oversized island finished with rare Lemurian granite imported from Madagascar. The adjoining breakfast nook and inviting family room are framed with expansive windows that overlook the professionally landscaped yard, while a formal dining room with custom built-ins provides elegant space for entertaining. A lovely den/library features beautiful bookshelves with a south exposure. The primary retreat is a true sanctuary with a bespoke walk-in closet, serene views of the backyard, and a spa-like ensuite boasting a jetted tub, dual vanities, designer wallpaper and limestone tile. The lower level offers two generous bedrooms, a private office or potential bedroom a fabulous children's playroom, and a fitness/flex space. Center



stage you will find an entertainment room with a built-in media center, a games area and a cozy gas fireplace. The property’s exterior is equally impressive, featuring manicured lawns, mature trees, front and back fountains with rose gardens, a custom deluxe “garden” building with its own garage door, and multiple outdoor “living room” spaces that overlook the picturesque backyard. Recent upgrades include a new roof (2017) with lifetime warranty and fresh interior paint throughout. The oversized heated garage boasts 10-foot doors, 12-foot ceilings and capacity for up to six vehicles with lifts, making it a collector’s dream. This rare offering combines superior infrastructure with classic design and extraordinary outdoor living spaces. Book your private showing today to experience the Elbow Valley lifestyle at its finest!

Built in 2002

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2250876                         |
| Price          | \$2,500,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,700                            |
| Acres          | 1.00                             |
| Year Built     | 2002                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 111 Aspen Green |
| Subdivision | Elbow Valley    |

|             |                         |
|-------------|-------------------------|
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 3B9                 |

### **Amenities**

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Playground, Snow Removal |
| Parking Spaces | 8                                                 |
| Parking        | Heated Garage, Oversized, Triple Garage Attached  |
| # of Garages   | 3                                                 |

### **Interior**

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Cooktop                         |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                                  |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line, Garden, Storage, Barbecue |
| Lot Description   | Landscaped, Cul-De-Sac, Level           |
| Roof              | Metal                                   |
| Construction      | Brick, Stone, Stucco, Wood Frame        |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 4                 |
| Zoning         | DC                |

### **Listing Details**

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

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