



WELCOME TO

124 ELBOW RIDGE BLUFFS

IN ELBOW VALLEY



**COLDWELL BANKER** | MOUNTAIN  
CENTRAL



# A STUNNING WALK-OUT BUNGALOW WITH DEVELOPED BONUS ROOM

## WELCOME HOME

Located on one of the most desirable streets in Elbow Valley, a grand entrance draws you into this stylishly appointed home. A five bedroom walk-out, this property is unmatched in elegance and sophistication.

*VAULTED CEILINGS  
LUXURIOUS FINISHINGS  
TWO OUTDOOR DECKS  
WINE ROOM*

## PROPERTY DETAILS

 5

 4 Full, 1 Half

 Triple Car

Above Ground: 3,388 sqft | Lower Level: 2509 sqft

Year Built: 2006 | .28 Acre Lot in Elbow Valley

## FEATURES

- Gourmet Kitchen & Formal Dining Area
- Huge Walk-In Closets
- Built-Ins Galore with Abundance of Storage
- Open Concept Main Floor
- Two Home Offices
- Romantic Galley Master Bedroom
- Four Seasons Ensuite with Soaker Bath & Steam Shower
- Gorgeous Hardwood Flooring
- Award-Winning Community
- River & Pond Walking Paths

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MLS® #A1121364



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## EXPANSIVE WINDOWS OVERLOOKING THE ESCARPMENT







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### LIVING IN ELBOW VALLEY

The lifestyle in Elbow Valley is unmatched and offers unparalleled views from numerous walkways along the wetlands. A plethora of fauna and flora from every sightline await your arrival. In addition, you'll enjoy lake privileges and numerous amenities including a beach, tennis courts, and annual social activities.

*Ruth Alexander*  
REALTOR®

## CAPTURING THE ESSENCE & ELEVATING THE STATUS OF HOME LISTINGS



### RUTH ALEXANDER, FOUNDER, RARE GROUP

Ruth is a top producing & award-winning Realtor®, Social Media Strategist, Certified Seller's Representative Specialist and Accredited Buyer's Representative in Calgary, Alberta. Ruth has developed a reputation as a hard working Realtor® who embraces each and every property listing as a luxury.

Ruth has elevated her professional accreditations by successfully completing the Institute of Home Luxury Marketing's *Global Luxury Certification* with Coldwell Banker and has earned:

- \* Certified Luxury Home Marketing Specialist designation (CLHMS™)
- \* TOP PRODUCER 2020
- \* Coldwell Banker President's Circle
- \* Accredited Buyer's Agent (ABR)
- \* Seller's Representative Specialist (SRS)
- \* GUILD™ recognition for Sales Achievements
- \* Rookie of the Year 2019 Coldwell Banker



**RARE GROUP agents are RESULTS DRIVEN.** We invest heavily in our clients. We believe in setting the bar high as industry professionals who are committed, creative, and share a passion for real estate. Sellers look to RARE GROUP for their ability to combine luxurious marketing materials with modern digital and TARGETED social media to optimize exposure to local markets and beyond. **CALL 403.969.0109 to speak with Ruth today!**

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