

# \$1,899,880 - 108 Glyde Park, Rural Rocky View County

MLS® #A2212261

**\$1,899,880**

4 Bedroom, 4.00 Bathroom, 3,161 sqft

Residential on 0.27 Acres

Elbow Valley West, Rural Rocky View County,  
Alberta

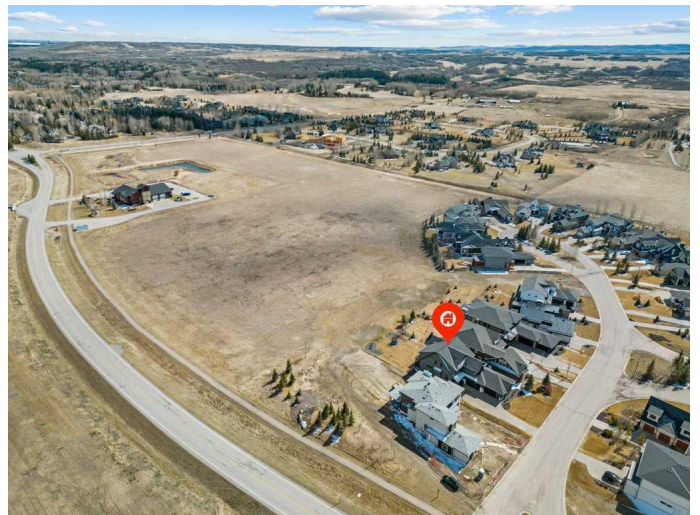
Stunning custom-built home in the sought-after community of Elbow Valley West. This brand new 2-storey offers over 4,500 sq ft of thoughtfully designed living space, featuring 4 bedrooms, 3.5 bathrooms, a main floor office, and a fully finished basement with a home theatre, wet bar, and rec room. The chef's kitchen showcases quartz countertops, maple cabinetry with dovetail drawers, a walk-in butler's pantry, and premium appliances including Bertazzoni, Bosch, and Frigidaire Professional Series. Soaring 10' ceilings on the main level, 9' ceilings upstairs and down, engineered hardwood flooring, and custom finishes create a polished, modern feel throughout. Large double glass sliding doors open to a spacious backyard with a pergola and composite decking—an entertainer's dream. The oversized quad garage features epoxy flooring and a 240V EV charger, while the home is equipped with tankless hot water, a high-efficiency furnace, and central A/C. Set on a quiet street with mountain views and full new home warranty—this is elevated living just minutes from the city, all for under \$2M.

Built in 2024

## Essential Information

MLS® # A2212261

Price \$1,899,880



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,161
Acres	0.27
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	108 Glyde Park
Subdivision	Elbow Valley West
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0A1

### Amenities

Amenities	Other, Playground
Parking Spaces	10
Parking	220 Volt Wiring, Driveway, Front Drive, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Front, Quad or More Attached
# of Garages	4

### Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures, Tankless Hot Water
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, See Remarks, Lawn
Roof	Asphalt
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	4
Zoning	DC

### **Listing Details**

Listing Office	eXp Realty
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