

\$1,875,000 - 220 October Gold Way, Rural Rocky View County

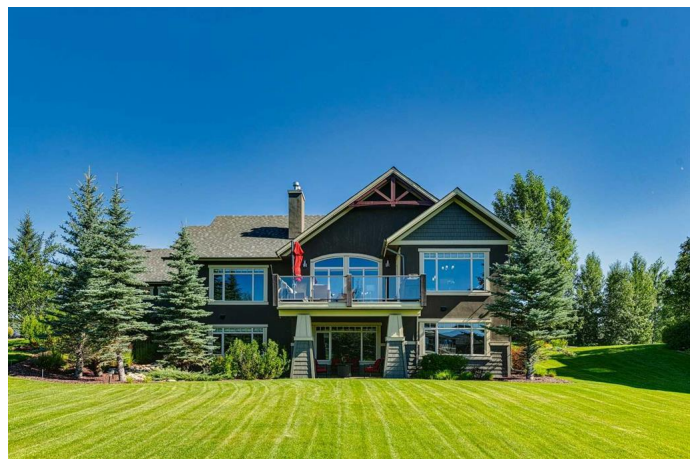
MLS® #A2247863

\$1,875,000

4 Bedroom, 3.00 Bathroom, 2,182 sqft
Residential on 0.49 Acres

Elbow Valley West, Rural Rocky View County,
Alberta

Located within one of Calgary's most coveted estate communities, this exceptional residence offers the perfect balance of refined luxury and the natural beauty that defines Elbow Valley West. Designed for those who value both sophistication and serenity, the home is surrounded by lush, manicured grounds with views that capture the essence of country living, all just minutes from the vibrancy of the city. Inside, soaring ceilings, bespoke finishes, and sun-filled spaces create an atmosphere both grand and inviting. This outstanding walkout bungalow, nestled on half-acre lot at the end of a quiet cul-de-sac, features more than 4,000 sq. ft of luxury living, 4 bedrooms and boasts an unrivalled car collectors garage complete with custom cabinetry, rubber flooring, infrared heater and room for multiple lifts. Upon entering, the impressive open concept offers gorgeous south facing vistas and the soaring vaulted ceilings with exposed beams set an unforgettable tone. The living room is anchored by a striking fireplace and invites both intimate gatherings and grand entertaining. The spacious kitchen with sun-lit breakfast nook is a culinary masterpiece "featuring exquisitely crafted cabinetry, upscale appliances, and a convenient pocket door leading into the formal dining room for seamless entertaining. An executive office,



complete with bespoke built-in's, provides a distinguished space to work from home, while the elegant primary retreat offers a private sanctuary featuring more fabulous views, a double-sided fireplace, and spa-inspired ensuite with steam shower. The expansive dressing room leads through to the conveniently located laundry room and mudroom. The fully developed walkout level is designed for leisure and hospitality. A spacious family room with a two-way fireplace flows seamlessly into a stylish wet bar and games area. The expansive entertaining area flows seamlessly to private outdoor patio and back yard, ideal for hosting elegant gatherings or enjoying quiet evenings under the prairie sky. Three generously sized bedrooms - each with it's own walk-in closet - and a full bath, complete this level and offer comfort for family and guests. Elbow Valley West offers an exclusive estate lifestyle—where winding pathways, community playground, and pickleball/basketball courts are steps from your door. Golf enthusiasts will relish the proximity to some of the finest courses, while nature lovers enjoy the serene pond, wide-open skies, and the peace of country living—all within minutes of Calgary's vibrant west side. It is a community where neighbours become friends, and every day feels like an escape to the countryside—without sacrificing convenience. A rare opportunity to live beautifully in one of Calgary's most coveted estate communities.

Built in 2013

Essential Information

MLS® #	A2247863
Price	\$1,875,000
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,182
Acres	0.49
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	220 October Gold Way
Subdivision	Elbow Valley West
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0A3

Amenities

Amenities	Park, Playground, Trash, Racquet Courts
Parking Spaces	6
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Beamed Ceilings
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Double Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	3
Zoning	DC

Listing Details

Listing Office	Sotheby's International Realty Canada
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