

# *Elbow Valley* COUNTRY ACREAGE



**COLDWELL BANKER**  
MOUNTAIN CENTRAL  
**THE STARNES GROUP**

43 WOLFWILLOW LANE | ROCKY VIEW COUNTY, ALBERTA, CANADA  
COMMUNITY OF ELBOW VALLEY



Proudly Presenting

# 43 WOLFWillow Lane

LOCATED IN THE AWARD-WINNING COMMUNITY OF ELBOW VALLEY

Main Floor Space:	1,553.34 square feet
Upper Floor Space:	2,277.50 square feet
Total Above Grade Floor Space:	3,830.85 square feet
Lower Floor Space:	1,351.91 square feet
Total Developed Floor Space:	5,182.75 square feet



The Starnes Group | 43 Wolfwillow Lane



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*Holidays in Elbow Valley for  
children are truly magical...*

## THE COMMUNITY OF ELBOW VALLEY

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The Elbow Valley community is widely regarded as a distinctive, one-of-a-kind place. It was honored as Canada's Community of the Year for two years in a row. This is a very special community and to understand the investment that has been made to create this neighborhood, please visit the Elbow Valley website at [www.elbowvalley.com](http://www.elbowvalley.com). The amenities, the environmental reserves, the architectural controls, the interpretive centre, the community centre, the community planned activities (such as ice hockey on the lake every Sunday in the winter), the pathway system, the beach, the tennis courts and the proximity to the Golf courses all make for an irreplaceable and matchless living experience.









*Incredible community amenities with a  
fabulous escape to nature activities...*



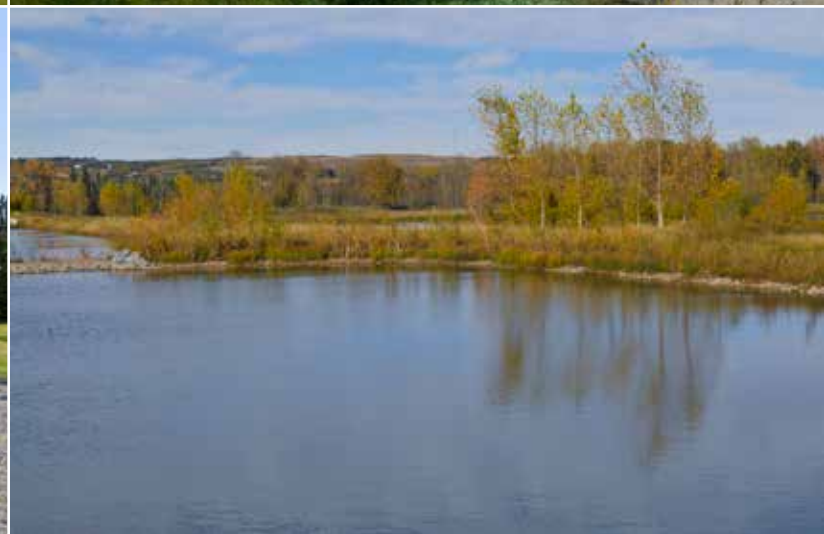




*Magnificent natural landscape with walking paths galore...*



*Off to the creek to catch some frogs...*















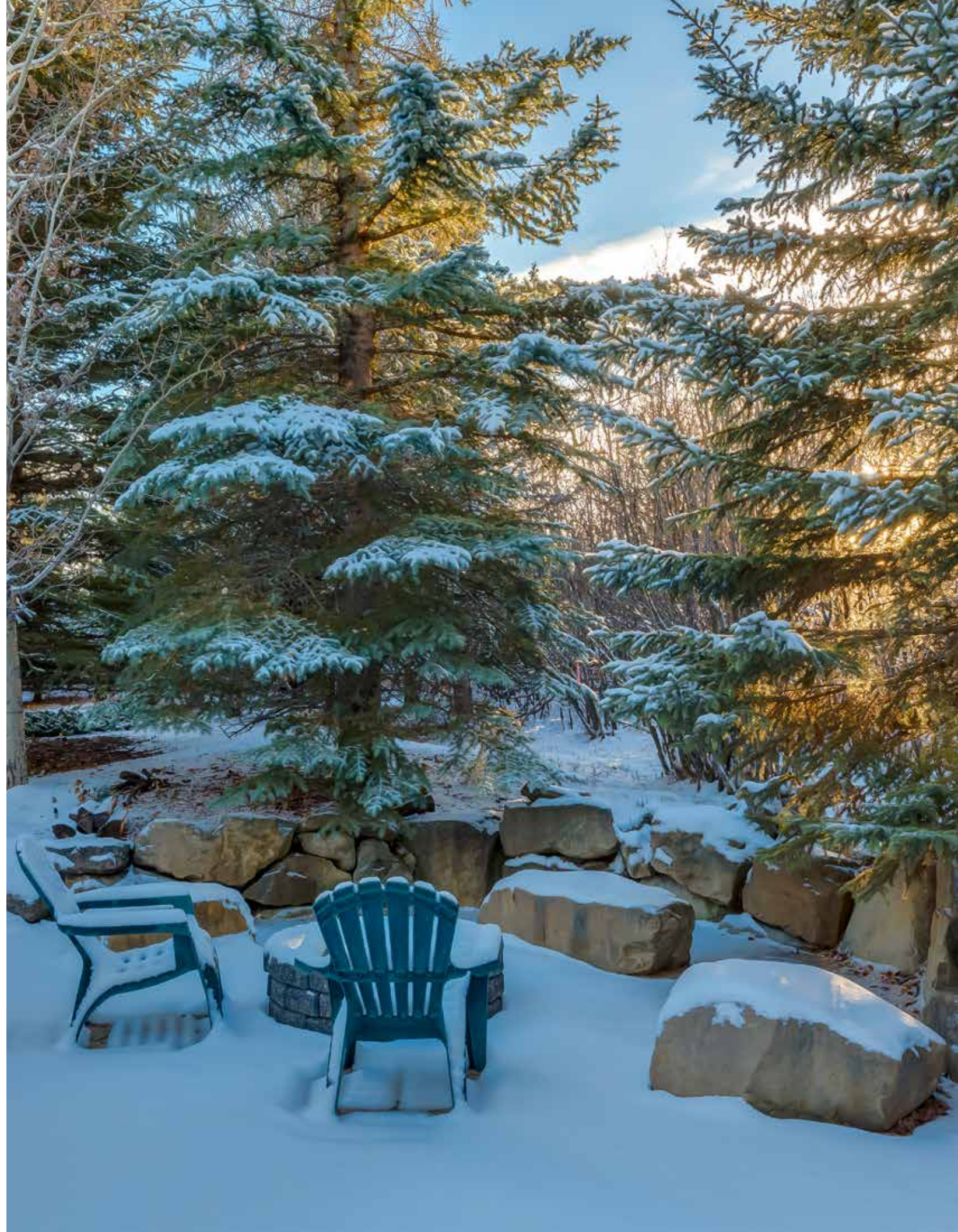
## NATURE ABOUNDS

As you pass through the stone entrance posts along the long and picturesque driveway, you come across the most beautiful “Montana-Styled” home with a warm and inviting wrap-around Mahogany veranda.

The abundance of mature spruce trees covered in snow frame the house and are perfect for Christmas lights galore. Features of the exterior include rich wood garage doors, high curved dormers, large wood windows with muntin bar detailing, rich wood soffit detailing in the veranda area, and peaked rooflines allowing for vaulted interior rooms.











## INCREDIBLE BACKYARD

Follow the stone pathway to the beautiful backyard surrounded by large trees, protected from the wind. The backyard setting is like being in your own forest parkway where the deer and rabbits come to visit every day of the year. The gigantic deck area is perfect for entertaining with multiple levels for sitting/dining, built-in benches and a BBQ area. All of the outdoor decking areas feature rich wood railing and decking materials.







*Sitting majestically on a hillside nestled on a  
two-acre lush forest setting...*











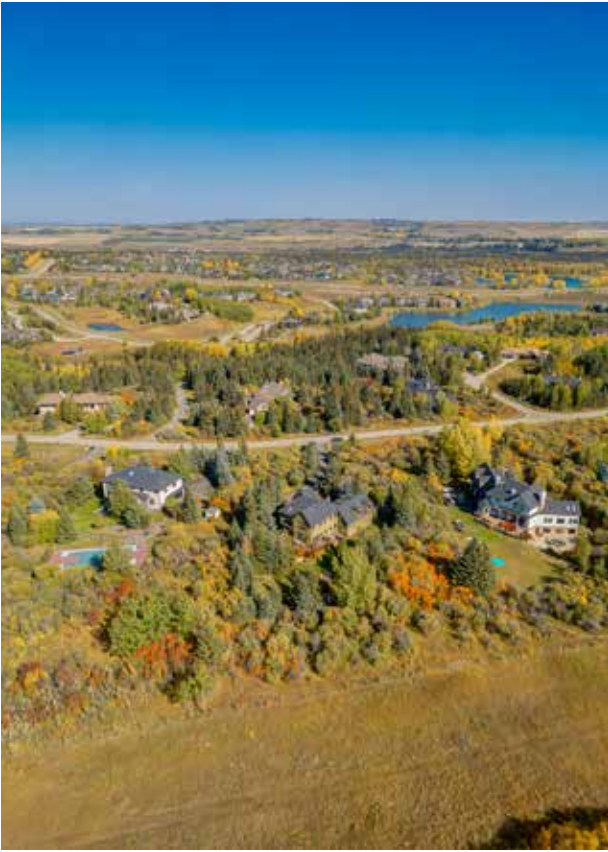














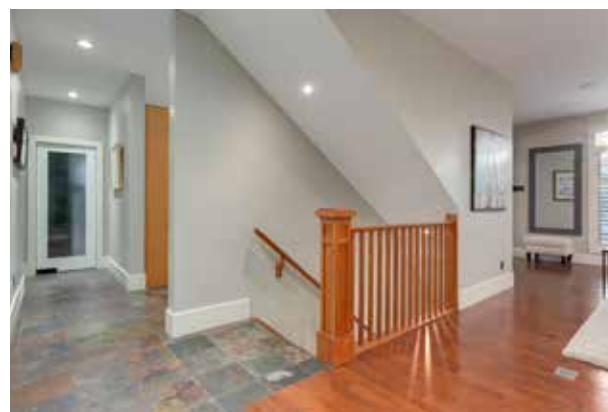






## LOVELY SENSE OF ARRIVAL

The solid wood curved front entrance door was custom made and showcases glass windows inset into both the door and side panels. The formal dining room is immediately off the front foyer and opens with French doors. Two large windows of the dining room overlook the side forest and the location off the entry allows for guests arriving to be able to peak into the sparkling set table as they arrive for dinner.











## LIVING ROOM

The main living room area is warm and cozy with a central gas fireplace and wood surround. Large windows allow for natural light throughout the day. A built-in bookshelf along the East wall is the perfect spot to display family photos and art collections. The stairwell to the lower-level entertaining area is off the living room and features wood spindle detailing.











## COUNTRY KITCHEN

The kitchen is situated in the south and west corner of the house with beautiful sunlight streaming into the windows and patio doors. Rich maple cabinetry, black granite countertops, a stacked stone-tile backsplash and walk through pantry make for the perfect country kitchen. The luxury appliance package includes a *Subzero* refrigerator, *Thermador* Convection Oven, *Bosch* Dishwasher, and *Viking* Gas Range.



















## PRIMARY SUITE

The primary suite encompasses the entire West wing of the upper level and boasts vaulted ceilings, a brilliant large West window, serene blue wall colours, and a beautifully appointed ensuite with a frameless glass shower, a soaker bathtub, two separate sinks and room for a bench and furniture piece.











# UPPER-LEVEL BEDROOM QUARTERS

Three large children’s bedrooms surround an upper loft library space. The library space features a bright window overlooking the front yard and lovely built-in bookshelves. The children’s bathroom was recently renovated to include a double “navy blue” vanity, a bathtub and a separate shower/ water closet area so multiple children can get ready at the same time.





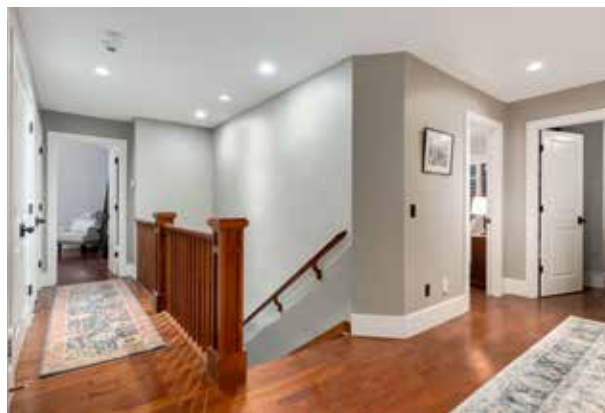






## FAMILY SPACE OVER GARAGE

A hallway from the upper-level loft leads to an incredible family space over the garage. A cozy sitting area around a gas fireplace has a fantastic view of the environmental reserve set behind and features its own window seat. Other fabulous features of this space include a TV room area with custom built-in shelving, a built-in desk and a coffee/tea serving area with a small refrigerator. Sliding barn doors lead to the upper-level office/den. What an incredible space to work from with extraordinary views to the East of the hills of Springbank and Elbow Valley.











## LOWER LEVEL ENTERTAINING

Rich maple wood railing leads down to the lower level “entertaining” and family areas. Features include a splendid conversation area at the bottom of the stairs, a TV/media area with classic built-ins, and a walk-behind raised wet-bar area with bar appliances and rich maple cabinetry/upper glass display. The lower level also features another guest bedrooms, full bathroom, exercise room and extensive storage.















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