

\$1,895,000 - 220 October Gold Way, Rural Rocky View County

MLS® #A2240821

\$1,895,000

4 Bedroom, 3.00 Bathroom, 2,181 sqft
Residential on 0.49 Acres

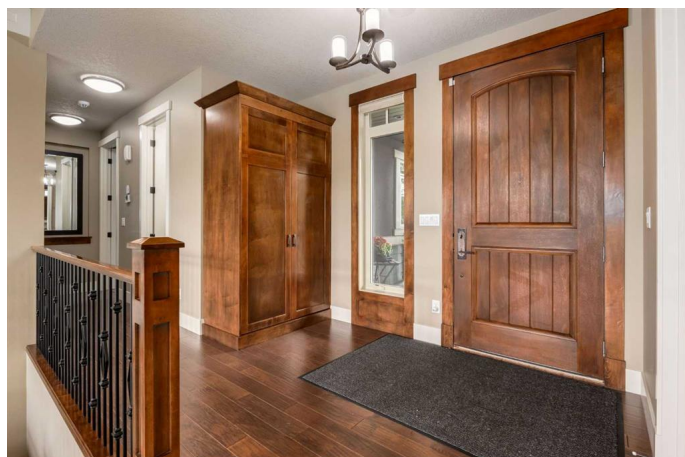
Elbow Valley West, Rural Rocky View County,
Alberta

Welcome to 220 October Gold Way Estate
Community of Elbow Valley West

Experience luxury living in this stunning 3,900+ sq.ft. walkout bungalow, nestled on a beautifully landscaped ½ acre lot at the end of a quiet cul-de-sac. Built in 2013, this exceptional 4-bedroom, 2.5-bath home combines timeless design with modern convenience.

From the moment you step inside, you'll be captivated by the expansive open-concept main floor featuring soaring vaulted ceilings with exposed beams, a spectacular great room with custom built-ins, and a cozy fireplace. The gourmet kitchen is a chef's dream with stainless steel appliances, ample cabinetry, and a bright breakfast nook flooded with natural light from the south-facing windows. Work from home in style in the executive office complete with built-in shelving. The main floor also includes a stylish powder room, spacious laundry/mudroom, and an elegant primary retreat. The primary suite offers a luxurious getaway with a double-sided fireplace, spa-inspired 5-piece ensuite, and an expansive walk-in closet.

The fully finished walkout level is equally impressive, designed for entertaining and relaxation. It boasts a spacious family room with a two-way fireplace, a well-appointed wet



bar, games area, and three large bedrooms
each with walk-in closets and easy access
to a full bathroom. Additional features include
Oversized 30' x 28' triple heated
garage, Two expansive 240 sq.ft. patio/decks.
Beautifully landscaped backyard ideal for
family gatherings or quiet evenings outdoors.
Community Highlights: Elbow Valley West is
an ideal community to raise a family, offering
walking paths, playgrounds, and
pickleball/basketball courts. Golf enthusiasts
will love being surrounded by some of the best
courses in the region.

Built in 2013

Essential Information

MLS® #	A2240821
Price	\$1,895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,181
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, Racquet Courts, Trash
Parking Spaces	6
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Recessed Lighting, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Wet Bar, Beamed Ceilings
Appliances	Built-In Oven, Central Air Conditioner, 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

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Native Plants, Private, Rectangular Lot, Street Lighting, Underground Sprinklers, Sloped Down
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	RE/MAX Realty Professionals
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