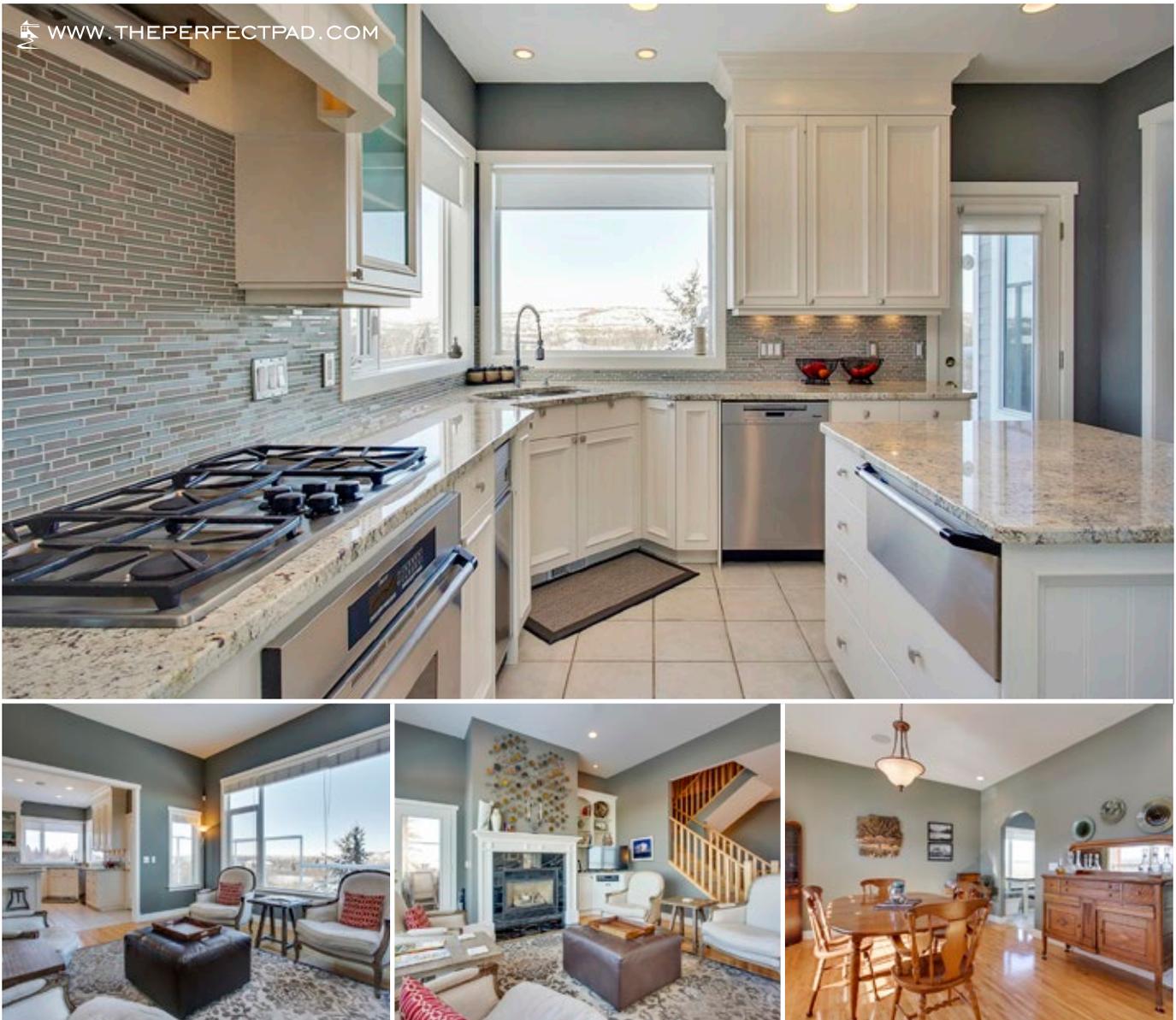




23 Wolf Willow Lane

Susanne Harvey Real Estate Marketing





This preeminent estate property is perfectly situated on a stunning 2.01-acre lot in the aspirational location of Elbow Valley Estates. Peaceful and majestic, the views will capture your heart and take your breath away! Blending form and function, this art and crafts inspired plan makes living and entertaining easy. From the winding driveway leading you home to the panoramic valley views as soon as you enter. Hear that? That's right...it's the sounds of nature at your doorsteps and not much else except space... and plenty of it.

The main floor presents a stunning living space with a wall of windows gracing the living room with feature fireplace and custom built-ins. The chef's dream kitchen was updated several years ago and offers premium appliances including Sub Zero Fridge/Freezer, warming drawer, gas range, pro-style hood fan, ceiling height custom cabinetry, imported granite counter tops, efficient island and a very special breakfast nook with built-in bench seating, serving station and walk-in pantry. A spacious



formal dining room and French doors to a home office/study. A sun room off the living room and an expansive 25-foot deck to relish the views!! Exceptional back entrance staging area and dedicated laundry room with built-in cabinets and storage plus laundry shoot.

The Master Suite is an oasis for peace and tranquility. Wake up to endless valley views plus your own private balcony. Spacious walk-in closet plus a contemporary 5-piece ensuite bath with his/her vanities, shower and large soaker tub. Gorgeous 2nd and 3rd bedrooms with vaulted ceilings, walk -in closets and private ensuite baths.

A fully developed walk out level offers an inviting family room with fireplace, separate media room, 4th and 5th guest bedrooms with egressed windows, wine storage room, 4-piece bath, heated floors plus walk up access to the garage from the utility room. Outstanding heated triple garage (40ft x 23 ft) with custom built-in storage, a dream location and rare 2-acre lot to call your own.



23 WOLF WILLOW LANE - PRICE: \$1,299,900

LANDSCAPED:	YES	STYLE:	TWO STOREY
PARKING:	TRIPLE ATTACHED (TITLED)	MLS:	C4121882
AGE:	1999	EXT FINISH:	FIBRE CEMENT SIDING
FIREPLACE:	2 (GAS)	SIZE:	2900 SQ.FT + 1522 WALK OUT
LOT:	2.01 ACRES	HOA:	\$225/MONTHLY
BEDROOMS:	3+2	PLAN:	9810245 (BARELAND)
BATHROOMS:	4 FULL + 1 HALF	LOT:	22
TAXES:	\$6921/2016	UNIT FACTOR:	138

GOODS INCLUDED: Gas Cook Top, Fridge/freezer, Wall Oven, Warming drawer, Dishwasher, Microwave, Hood Fan, Garage Door Opener - 2, Alarm Hardware, Central Air-conditioning, Garburator, All Window Coverings, Washer, Dryer, Water Softener. *John Deere tractor is also for sale*

FEES INCLUDE: Professional Mgmt, Recreation Facility, Reserve Fund Contributions, Security Part Time, Garbage Removal visit www.elbowvalley.org for more information

Measurements per RMS Guidelines and property has been professionally measured. Information is presumed to be accurate but not guaranteed



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