



THE
A-TEAM

**RE/MAX
FIRST**

103 WHISPERING WATER Hollow, Rural Rocky View County T3Z 3T3

MLS® #: **A2126275** Area: **Elbow Valley** Listing Date: **04/26/24** List Price: **\$1,299,900**
Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2004**
Lot Information
Lot Sz Ar: **10,454 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,276**
Low Sqft:
Ttl Sqft: **3,276**

DOM

23
Layout
Beds: **4 (3 1)**
Baths: **5.5 (4 3)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,No Neighbours Behind,Irregular Lot,Landscaped,Views**
Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer: **Public Sewer**
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Concrete,Hardwood,Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Recessed Lighting,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`9" x 14`7"	Dining Room	Main	13`0" x 11`7"
Breakfast Nook	Main	14`7" x 10`3"	Living Room	Main	17`7" x 16`9"
Family Room	Basement	24`9" x 17`0"	Foyer	Main	15`7" x 7`2"
Bonus Room	Upper	27`5" x 14`2"	Game Room	Basement	17`6" x 13`1"
Laundry	Main	8`5" x 6`9"	Mud Room	Main	6`9" x 4`9"

Furnace/Utility Room	Basement	15`5" x 7`11"	Bedroom - Primary	Upper	17`6" x 13`6"
Bedroom	Upper	12`8" x 12`0"	Bedroom	Upper	13`6" x 11`6"
Bedroom	Basement	15`5" x 13`6"	2pc Bathroom	Main	
2pc Bathroom	Upper		2pc Bathroom	Basement	
3pc Ensuite bath	Basement		4pc Ensuite bath	Upper	
4pc Ensuite bath	Upper		6pc Ensuite bath	Upper	
Legal/Tax/Financial					
Condo Fee:		Title:		Zoning:	
\$211		Fee Simple		DC13	
		Fee Freq:			
		Monthly			
Legal Desc:	0212033				
Remarks					
Pub Rmks:	<p>Exquisitely designed and meticulously crafted, this custom-built 3+1 bedroom residence boasts breathtaking panoramic views of the majestic Rocky Mountains and offers nearly 4,600 sq ft of beautifully developed living space. Upon entering, you are greeted by the timeless elegance of birch hardwood floors, lofty ceilings, and an abundance of natural light that bathes the main level. The spacious living room, adorned with a striking fireplace and thoughtfully designed built-ins, serves as the heart of the home, while the adjacent formal dining room provides ample space for hosting gatherings of any size. The kitchen is a culinary masterpiece, tastefully appointed with granite countertops, a functional island/eating bar, generous storage including a pantry, and a sleek black appliance package. Adjacent to the kitchen, a sunlit breakfast nook offers the perfect spot to enjoy morning coffee or casual meals. Completing the main level are practical amenities including a convenient laundry room with sink and storage, a mudroom, and a stylish 2-piece powder room. Ascend the gracious staircase adorned with wrought iron detailing to discover the second level, where a spacious bonus room awaits, complete with vaulted ceilings and built-in bookshelves, complemented by a convenient 2-piece powder room. Additionally, three generously proportioned bedrooms, each boasting its own private ensuite, await restful retreat. The primary suite is a luxurious sanctuary unto itself, featuring a double-sided fireplace, a sprawling walk-in closet, and a lavish 6-piece ensuite replete with dual sinks, an oversized jetted tub, and a rejuvenating steam shower. The lower walk-out level offers an inviting space for relaxation and entertainment, with radiant heated polished concrete floors, family and games rooms, and a fourth bedroom with a 3-piece ensuite. Noteworthy exterior features include a south-facing back deck, expansive lot with irrigation system, and an oversized double attached garage. Nestled within the esteemed community of Elbow Valley, residents enjoy a wealth of amenities including tennis/pickleball courts, sports facilities, three picturesque lakes (one stocked for fishing), a beach, boathouse with recreational watercraft, children's play area, lake slide, extensive nature trails, and a clubhouse offering scheduled fitness/exercise classes. Conveniently located with easy access to shopping, dining, and entertainment at Westhills Towne Centre and Aspen Landing, as well as nearby schools, and effortless access to the serene beauty of Bragg Creek or the exhilarating adventures awaiting in the mountains.</p>				
Inclusions:	None				
Property Listed By:	RE/MAX Real Estate (Central)				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











