



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 CLEAR CREEK Place, Rural Rocky View County T3Z 0E9**

MLS® #: **A2131632**      Area: **Elbow Valley**      Listing Date: **05/13/24**      List Price: **\$1,189,900**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$10k, 30-Jul**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **6,969 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Irregular Lot,Landscaped,Underground Sprinklers,Private**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,637**  
 Low Sqft:  
 Ttl Sqft: **1,637**

DOM

**138**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow,Side by Side**  
Parking  
 Ttl Park: **6**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Make-up Air,Fireplace(s),Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Cement Fiber Board,Manufactured Floor Joist,Silent Floor Joists,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Washer/Dryer**  
 Int Feat: **High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16` 4" x 18` 11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16` 10" x 8` 7"</b>
<b>Den</b>	<b>Main</b>	<b>9` 11" x 11` 11"</b>	<b>Living Room</b>	<b>Main</b>	<b>16` 10" x 14` 6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13` 6" x 16` 7"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9` 8" x 17` 0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7` 8" x 9` 4"</b>	<b>Foyer</b>	<b>Main</b>	<b>6` 4" x 12` 6"</b>

**2pc Bathroom**  
**4pc Bathroom**  
**Bedroom**  
**Game Room**

**Main**  
**Basement**  
**Basement**  
**Basement**

**5`2" x 5`8"**  
**9`6" x 5`7"**  
**13`4" x 14`4"**  
**16`3" x 22`8"**

Legal/Tax/Financial

**Laundry**  
**Bedroom**  
**Bonus Room**  
**Storage**

**Main**  
**Basement**  
**Basement**  
**Basement**

**7`2" x 10`6"**  
**11`10" x 14`0"**  
**26`4" x 9`7"**  
**17`10" x 18`1"**

Condo Fee:  
**\$465**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC-13**

Legal Desc: **1812183**

Remarks

Pub Rmks: **Discover the stunning luxury villas in Swift Creek, a unique lock-and-leave community ideal for those seeking something different away from the city. Swift Creek is prestigiously located West of the city, adjacent to Elbow Valley, and only an hour away from the mountains. The Cascade model by Homes by Avi is a fully developed bungalow villa situated on a pie-shaped lot with a gorgeous NW-facing yard. The main floor boasts a chef-style kitchen with a large island, 10ft tray ceilings in both the dining and great room, an elegant main floor office, and a master bedroom that includes a luxurious ensuite with an oversized curbless shower, freestanding tub and upgraded finishes. Enjoy year-round outdoor living on the covered deck with glass rail and power privacy windscreens. The walkout basement is fully finished with premium finishes and includes a rec area, a flex area for a gym or hobby area, and two additional guest bedrooms. The covered patio off the basement, measuring 18'x12', provides additional outdoor space. This home comes with air conditioning and includes all landscaping and maintenance, featuring sod in the front and back, and select greenery at the rear. The lot backs onto a berm with trees for added privacy. The oversized garage boasts an epoxy floor, water hookups and is heated. Experience the perfect blend of luxury and convenience in the exclusive Swift Creek community and all it offers.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

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