



THE
A-TEAM

**RE/MAX
FIRST**

224 CLEARWATER Way, Rural Rocky View County T3Z3T9

MLS®#: **A2146739**

Area: **Elbow Valley**

Listing Date: **07/17/24**

List Price: **\$1,150,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$65k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Rural Rocky View

Abv Sqft:

1,649

Year Built:

County

Low Sqft:

2003

Ttl Sqft:

1,649

Lot Information

Lot Sz Ar:

6,534 sqft

Lot Shape:

DOM

61

Layout

Beds:

3 (1 2)

Baths:

2.5 (2 1)

Style:

**Acreage with
Residence,Bungalow,
Side by Side**

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Cul-De-Sac,No Neighbours Behind

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer: **Sewer**

Ext Feat: **None**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Shared Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Bookcases,Vaulted Ceiling(s)

Utilities:

Room Information

Room	Level	Dimensions
Office	Main	14`8" x 10`3"
Dining Room	Main	14`6" x 10`1"
Living Room	Main	21`7" x 14`2"
Bedroom - Primary	Main	25`9" x 15`4"
5pc Ensuite bath	Main	
Bedroom	Lower	13`4" x 10`10"

Room	Level	Dimensions
Kitchen	Main	13`6" x 10`0"
Entrance	Main	10`3" x 5`10"
Laundry	Main	7`5" x 12`7"
Walk-In Closet	Main	17`5" x 8`11"
2pc Bathroom	Main	
Family Room	Lower	26`10" x 24`5"

Furnace/Utility Room
4pc Bathroom
Walk-In Closet

Lower
Lower
Lower

11`2" x 26`1"
6`9" x 8`11"

Media Room
Bedroom

Lower
Lower

12`8" x 15`6"
16`4" x 15`4"

Legal/Tax/Financial

Condo Fee:
\$195

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
rm

Legal Desc: **0311031**

Remarks

Pub Rmks:

Welcome to this beautifully designed luxury home, perfectly situated on a quiet cul-de-sac with a peaceful South-facing backyard and no homes behind. This exquisite property offers over 3200 square feet of developed space, providing the expected Elbow Valley luxury with a blend of spacious elegance and cozy comfort. The main floor boasts an expansive open concept layout, featuring a large dining area perfect for entertaining. The centrepiece kitchen, includes a large island, maple cabinetry, upgraded appliances, and designer lighting with leaf and crystal details. The family room is a highlight with its 14-foot vaulted ceiling, and a cozy gas fireplace with solid designer maple built-ins. The main floor master suite is a luxurious retreat, featuring an oversized walk-in closet and a spa-like ensuite, designed for great mornings and your oasis from the world. With deck access through the primary bedroom and dining room the outdoor/indoor space feels multiplied. The lower level is designed for family fun and entertainment. An open family room with gas fireplace, games area, wet bar, and media room make this a dream walk out basement. Two spacious bedrooms with large walk in closets and a full bath complete this level, offering ample space for family and guests. This home has been kept up meticulously and it shows. This home, located in the sought-after community of Elbow Valley, combines luxury with functionality, making it perfect for modern family living or scaling down to a retirement Villa experience that is second to none in the city. This property is a rare find and won't be on the market for long. Don't forget about your community amenities! The paths, lakes and residence club are only the tip of the iceberg. The neighbourhoods are incredible with block parties, consistent security and an incredible welcoming culture of welcome. Schedule your private viewing today and experience the elegance and comfort of this exceptional home.

Inclusions:
Property Listed By:

n/a
Sotheby's International Realty Canada

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