



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: **\$1,099,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$51k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**  
City/Town: **Rural Rocky View County**  
Year Built: **2003**

Finished Floor Area

Abv Sqft: **1,649**  
Low Sqft:  
Ttl Sqft: **1,649**

DOM

**126**  
Layout  
Beds: **3 (1 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow,Side by Side**

Lot Information

Lot Sz Ar: **6,534 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,No Neighbours Behind**  
Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer: **Sewer**  
Ext Feat: **Balcony,Basketball Court,BBQ gas line,Lighting,None,Tennis Court(s)**

Construction: **Composite Siding,Stone,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Recreation Facilities,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	14`8" x 10`3"	Kitchen	Main	13`6" x 10`0"
Dining Room	Main	14`6" x 10`1"	Entrance	Main	10`3" x 5`10"
Living Room	Main	21`7" x 14`2"	Laundry	Main	7`5" x 12`7"
Bedroom - Primary	Main	25`9" x 15`4"	Walk-In Closet	Main	17`5" x 8`11"
5pc Ensuite bath	Main		2pc Bathroom	Main	

<b>Bedroom</b>	<b>Lower</b>	<b>13`4" x 10`10"</b>	<b>Family Room</b>	<b>Lower</b>	<b>26`10" x 24`5"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>11`2" x 26`1"</b>	<b>Media Room</b>	<b>Lower</b>	<b>12`8" x 15`6"</b>
<b>4pc Bathroom</b>	<b>Lower</b>		<b>Bedroom</b>	<b>Lower</b>	<b>16`4" x 15`4"</b>
<b>Walk-In Closet</b>	<b>Lower</b>	<b>6`9" x 8`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$195**

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

Zoning:  
**rm**

Legal Desc: **0311031**

Remarks

Pub Rmks: **PRICE IMPROVEMENT! Don't miss out on this gem in Elbow Valley. Your Lock-and-Leave lifestyle home is waiting for you. 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: **n/a**  
Property Listed By: **Sotheby's International Realty Canada**

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











