

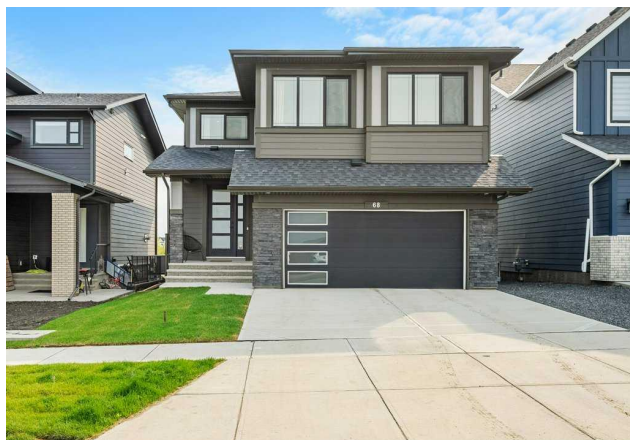


THE
A-TEAM

**RE/MAX
FIRST**

68 ELDERBERRY Way, Rural Rocky View County T3Z 0G3

MLS®#: **A2164866** Area: **Harmony** Listing Date: **09/12/24** List Price: **\$1,179,000**
 Status: **Active** 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: **2023**
 Lot Information
 Lot Sz Ar: **4,356 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **2,729**
 Low Sqft:
 Ttl Sqft: **2,729**

DOM

7
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Back Yard,Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped,Level,Rectangular Lot,Views
Double Garage Attached,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **None**

Construction: **Cement Fiber Board**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 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**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Lower	10`6" x 4`10"	Bedroom	Lower	11`8" x 13`9"
Game Room	Lower	27`7" x 15`4"	Furnace/Utility Room	Lower	15`7" x 13`7"
2pc Bathroom	Main	5`3" x 4`11"	Office	Main	10`0" x 10`4"
Foyer	Main	9`6" x 10`4"	Pantry	Main	7`3" x 7`4"
Kitchen	Main	13`9" x 13`1"	Dining Room	Main	12`5" x 10`7"

Living Room
 Laundry
 5pc Ensuite bath
 Bedroom
 Bedroom - Primary

Main
 Upper
 Upper
 Upper
 Upper

16`6" x 14`10"
 6`2" x 5`4"
 12`4" x 13`8"
 9`8" x 13`5"
 16`1" x 15`1"

Bonus Room
 5pc Bathroom
 Bedroom
 Bedroom
 Walk-In Closet

Upper
 Upper
 Upper
 Upper
 Basement

16`1" x 15`6"
 12`5" x 7`5"
 9`9" x 12`7"
 12`4" x 10`1"
 12`4" x 6`5"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2111621**

Zoning:
R-1

Remarks

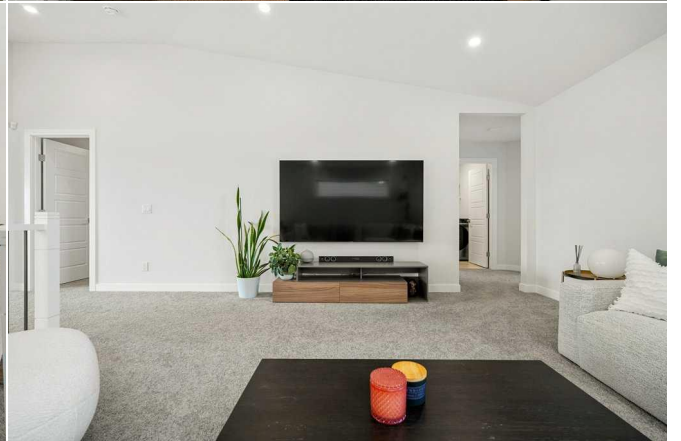
Pub Rmks: **Open house Saturday Sept 21 from 1-3pm. Lakeside living at its finest! This home is situated walking distance to Harmony lake, local shopping and is backing and fronting onto green space, yes, that's correct. Only a few of these desired lots back onto the expansive green space and across the road walking path and green strip offering no neighbors in front and behind. Enter into luxury vinyl plank flooring, a front home office, side 2pc bath which stretches to the family size mudroom with access from the oversized garage into through the walk-in pantry that leads into the kitchen and adorn with 9' knockdown ceilings throughout. The back of the home boasts an open design with a rear dining area connecting the backyard via the garden door, side lifestyle room with your focal gas fireplace and entertainment style kitchen offering everything you come to expect including a center island, quartz counters, built in oven and microwave, gas stove top, chimney hood fan and french door fridge. Open rails guide you to the upper level. A vaulted and central bonus room greets you with a smart design featuring 3 upper kids/guest bedrooms, upper laundry and a Jack and Jill concept 5 pc bath. To the back of the home is the primary bedroom with brilliant views of the green space, Harmony lake and even COP! The perfect space for relaxation in the 5-pc en-suite bath, tiled flooring, deep soaker tub, his and her sinks, quartz counters and separate water closet. The walk-in closet is large enough for both to enjoy and blends this space together for form and functionality. Recently developed lower level with permits complete this impressive home with a full width recreation room, 4 pc lower bath, 5th bedroom and plenty of seasonal storage. Simply an impressive plan, design, location, lot and home!**

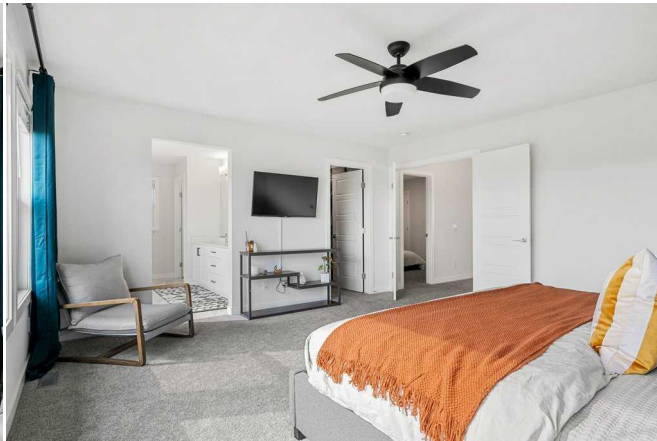
Inclusions:
 Property Listed By: **Door bell camera, 3 TV mounts, floating shelves
 RE/MAX First**

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

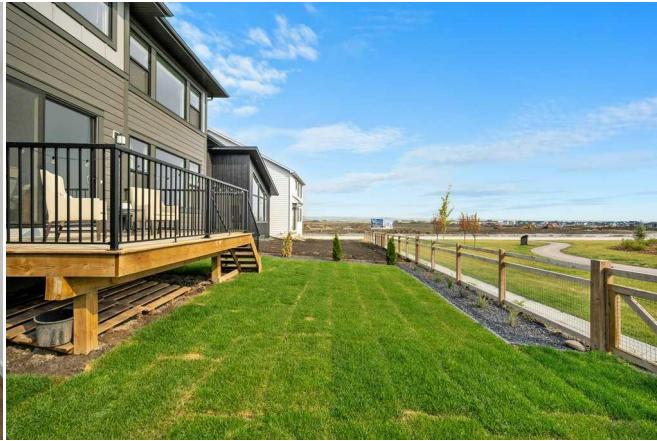












68 Elderberry Way, Rocky View, AB

Main Floor Exterior Area 1187.77 sq ft
Interior Area 1122.82 sq ft
Excluded Area 448.73 sq ft



0 5 10

PREPARED: 2024/01/12



White regions are excluded from total floor area in (SUITE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

68 Elderberry Way, Rocky View, AB

1st Floor Exterior Area 1032.26 sq ft
Interior Area 1425.73 sq ft



0 4 8

PREPARED: 2024/01/12



White regions are excluded from total floor area in (SUITE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

68 Elderberry Way, Rocky View, AB

Basement (Below Grade) Exterior Area 1088.23 sq ft
Interior Area 1009.29 sq ft



0 4 8

PREPARED: 2024/01/12



White regions are excluded from total floor area in (SUITE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

