



THE
A-TEAM

**RE/MAX
FIRST**

27 SWEET WATER Place, Rural Rocky View County T3Z 3C6

MLS® #: **A2165605** Area: **Elbow Valley** Listing Date: **09/13/24** List Price: **\$1,398,000**
 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: **2000**

Lot Information

Lot Sz Ar: **8,276 sqft**
 Lot Shape:

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Underground Sprinklers,Pie Shaped Lot,See Remarks,Treed**
 Park Feat: **Double Garage Attached**

DOM

6
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,In Floor,Forced Air**
 Sewer: **Sewer**
 Ext Feat: **Balcony**

Construction: **Stone,Stucco**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source: **Co-operative,See Remarks**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Humidifier,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`6" x 14`5"
Laundry	Main	13`8" x 5`6"
Bedroom - Primary	Main	16`11" x 15`11"
2pc Bathroom	Main	5`3" x 5`2"
Bedroom	Basement	16`7" x 12`8"
Family Room	Basement	29`5" x 16`2"

Room	Level	Dimensions
Living Room	Main	17`6" x 16`0"
Den	Main	11`11" x 12`6"
5pc Ensuite bath	Main	13`6" x 11`11"
3pc Bathroom	Basement	11`3" x 5`9"
Bedroom	Basement	15`8" x 10`4"
Furnace/Utility Room	Basement	26`10" x 13`7"

Wine Cellar
Dining Room

Basement
Main

8`2" x 6`9"
9`10" x 14`3"

Storage
Balcony
Legal/Tax/Financial

Basement
Main

19`5" x 10`1"
34`10" x 12`0"

Condo Fee:
\$228

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R1

Legal Desc: 0010214

Remarks

Pub Rmks: **WOW! Welcome to a wonderful spacious and delightfully appointed fully finished walk out bungalow on a secluded quiet cul-de-sac location with a south backyard backing onto an environmental reserve. Grand foyer entrance with coved ceiling and pillars. Spacious front office/den with feature built in cabinets , large front windows. Glorious open floor plan with 10 ft ceilings on main floor and 9ft ceilings in walk out basement. Gourmet kitchen with granite countertops, custom cabinetry and stainless steel appliances. Huge walk-in pantry. Main floor laundry with sink. 1/2 bath just off garage entry. Large eating area off the kitchen with garden door to deck. Charming living room with gas fireplace. Massive master bedroom with 5pce. ensuite. Private garden door from Master to deck. Gleaming hardwood floors, terrific ceramic tiles, custom blinds, pot lighting, rounded corners, custom woodworking and built ins, circular staircase to basement, ceiling speakers. Stunning home. Glorious living. A place you will love to come home to and enjoy your surroundings and entertain family and friends. The walk out basement features 2nd and 3rd bedrooms, built in office along wall with granite counters and custom , wine room, huge family room, 2nd gas fireplace, terrific large steam shower, durable vinyl plank flooring, tons of storage space. The utility room contains furnace, humidifier, access to underground sprinkler system and boiler system for in floor heating. This system heats the basement floors, the garage floor, the master ensuite, the front foyer, the laundry area and the pantry. The beautiful backyard is nicely landscaped with trees, lush green grass, and backs onto nature reserve. The sunny south exposure can be enjoyed from the outdoor lower patio or from the main floor decking. Other features of note: Five camera security system and alarm system. 24x25 Double doored attached garage with epoxy flooring, insulated and drywalled, storage areas, BBQ outlet on upstairs deck, water supplied by Westridge, not City of Calgary. The Elbow Valley Residents Club provides many recreational activities and amenities. Please google for details. This is a must see property.**

Inclusions:
Property Listed By: N/A
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













