



THE
A-TEAM

**RE/MAX
FIRST**

74 CLEAR CREEK Place, Rural Rocky View County T3Z 0E8

MLS® #: **A2173605** Area: **Elbow Valley** Listing Date: **10/17/24** List Price: **\$1,149,900**
 Status: **Active** County: **Rocky View County** Change: **-\$45k, 16-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Rural Rocky View County**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **8,276 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Landscaped,Level**
 Park Feat: **Double Garage Attached,Oversized**

Finished Floor Area

Abv Sqft: **1,631**
 Low Sqft:
 Ttl Sqft: **1,631**

DOM

36
Layout
 Beds: **3 (1 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **BBQ gas line,Dog Run,Private Yard**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Tray Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`2" x 18`11"	Dining Room	Main	16`11" x 8`7"
Foyer	Main	6`8" x 15`0"	Living Room	Main	16`11" x 14`0"
Den	Main	10`0" x 9`5"	Laundry	Main	7`3" x 10`7"

Family Room
Bedroom - Primary
Bedroom
4pc Bathroom
5pc Ensuite bath

Lower
Main
Lower
Lower
Main

18`2" x 19`9"
13`7" x 14`0"
11`6" x 11`9"
11`6" x 5`11"
9`8" x 11`3"

Storage
Bedroom
2pc Bathroom
4pc Ensuite bath

Lower
Lower
Main
Lower

30`1" x 18`2"
12`0" x 11`4"
5`3" x 5`8"
5`5" x 11`8"

Legal/Tax/Financial

Condo Fee:
\$465

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC-13

Legal Desc: **1812183**

Remarks

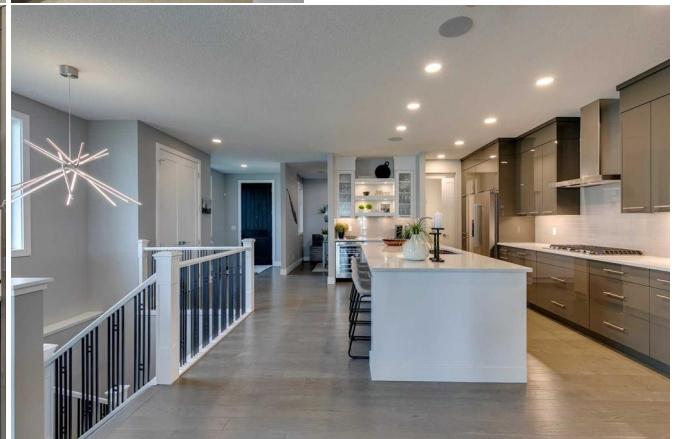
Pub Rmks: **Welcome to Swift Creek Villas! A new lock-and-leave landmark minutes from the city. Uniquely set amidst the subtle sounds of nature comprised of only 50 units, creating an intimate sense of luxurious exclusivity adjacent to the vibrant community of Elbow Valley. A rare offering of nearly 2,800 sq.ft. curated for the most discerning buyer. This elegant villa has undergone numerous upgrades and customizations, each displaying the highest level of craftsmanship and artistic interior tailoring—leaving nothing to be desired. The transitional floor plan flows seamlessly from room to room, embracing the floor-to-ceiling backdrop of the Rocky Mountains. The expansive gourmet kitchen, dining area, formal living room, and wrap-around veranda equipped with a motorized Suncoast enclosure, heater, and two gas lines are designed for the consummate host. The harmoniously appointed master’s wing is an escape within itself, offering an intimate private ensuite and a custom-crafted wardrobe. The main level is complete with an executive office space, a generous laundry room, and an extended oversize garage. The fully developed lower level will continue to impress and offers a large theater room accompanied by two spacious guest quarters - each with its own designated bathroom, and ample storage space for all your downsizing needs. Be sure to download the full upgrade list and view the 3D Virtual Open House Tour for a better look.**

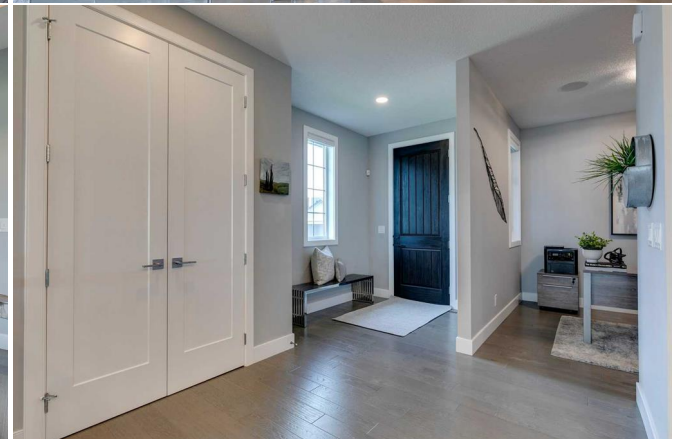
Inclusions: **Remote Controlled Deck Screens, Outdoor Heater, Garage Opener + 2 Remotes, Garage Slats, Projector + Screen, Master Bedroom TV + Mount, Great Room TV + Mount**

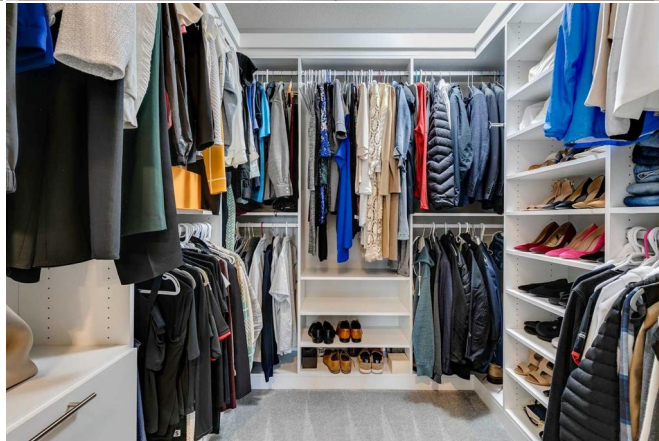
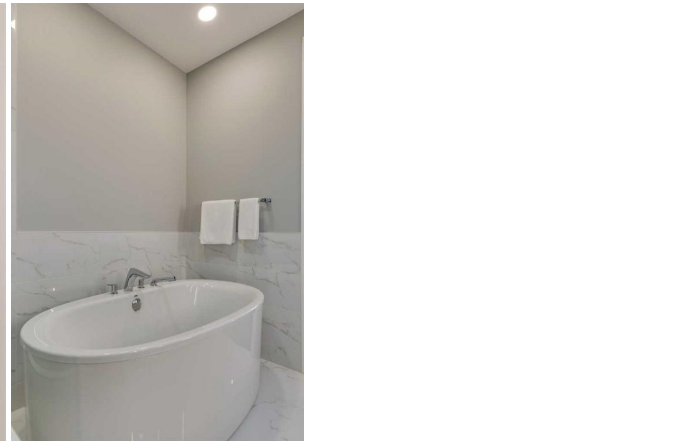
Property Listed By: **RE/MAX First**

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





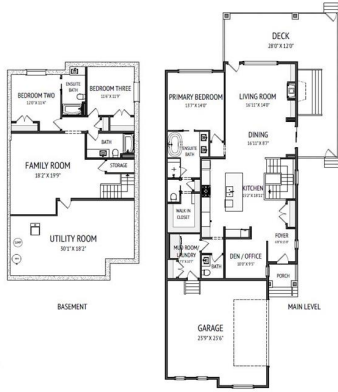








14 CLEAR CREEK PLACE COLLEGE
 MAIN - 30122 SQ. FT. / 311.54 SQ. FT.
 1ST FLOOR - 30122 SQ. FT. / 311.54 SQ. FT.
 BASEMENT - 30103 SQ. FT. / 311.54 SQ. FT.
 TOTAL SQ. FT. - 90347 SQ. FT. / 934.62 SQ. FT.
 SEE ARCHITECT'S SINGLE FAMILY HOME
 REPORT FOR



CHASE OLSEN
 REALTOR FIRST
 ASHLEY@CHASINGHOMES.COM
 405.626.0340
 OCTOBER 16, 2024

