



THE
A-TEAM

**RE/MAX
FIRST**

15 ELDERBERRY Way, Rural Rocky View County T3Z2C5

MLS®#: **A2176109** Area: **Harmony** Listing Date: **10/31/24** List Price: **\$889,350**
 Status: **Active** County: **Rocky View County** Change: **-\$11k, 10-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Abv Sqft: **2,204**
 Low Sqft:
 Ttl Sqft: **2,204**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **6,659 sqft**
 Lot Shape:

DOM

83
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Close to Clubhouse,Lake,Garden,Street Lighting**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Freezer,Microwave,Range Hood,Refrigerator**
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Smart Home,Soaking Tub,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	17`9" x 12`11"
Den	Main	13`0" x 11`2"	Dining Room	Main	13`0" x 15`0"

Bonus Room	Upper	14`6" x 12`10"	Bedroom - Primary	Upper	12`4" x 14`4"
Bedroom	Upper	10`2" x 10`7"	Bedroom	Upper	10`2" x 11`7"
Kitchen	Main	13`0" x 14`8"	3pc Bathroom	Basement	
Bedroom	Basement	12`1" x 13`7"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1910632**

Zoning:
R-G

Remarks

Pub Rmks: **Introducing the Copeland 2 by Sterling Homes, a 2,129 sq. ft. lane home that blends modern design with Craftsman-inspired charm. This 4-bedroom, 3.5-bathroom home offers a 2-car detached garage and features a well-equipped kitchen with a slide-in induction range, built-in air fryer oven, microwave, French door fridge with waterline, and a walk-in pantry. The main floor boasts a cozy gas fireplace, a versatile den, built-in dining room cabinets, and 9' basement ceilings with full basement development and 1 bed area with rough-ins. Upstairs, a vaulted bonus room leads to a primary bedroom with a 5-piece ensuite, including a standalone tub, dual sinks, and a fully tiled shower. Additional features include a side entrance, gas line for BBQs, and Smart Energy certification for up to 20% savings on utilities. Located in a vibrant community near parks, schools, and shopping, this home is built for comfort and convenience. *Photos are representative.**

Inclusions:
 Property Listed By: **N/A**
Bode

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





