

**15 ELDERBERRY Way, Rural Rocky View County T3Z2C5**

MLS®#: **A2176109** Area: **Harmony** Listing Date: **10/31/24** List Price: **\$915,600**  
 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: **2024**  
 Lot Information  
 Lot Sz Ar: **6,659 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane, Close to Clubhouse, Lake, Garden, Street Lighting**  
 Park Feat: **Double Garage Detached**

DOM

**51**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

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

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

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

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**





