



THE
A-TEAM

**RE/MAX
FIRST**

84 CLEAR CREEK Place, Rural Rocky View County T3Z0E9

MLS® #: **A2179267** Area: **Elbow Valley** Listing Date: **11/15/24** List Price: **\$1,185,000**
 Status: **Pending** County: **Rocky View County** Change: **None** 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: **7,840 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,Underground Sprinklers,See Remarks**
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage,Insulated,Oversized,See Remarks**

Finished Floor Area

Abv Sqft: **1,757**
 Low Sqft:
 Ttl Sqft: **1,757**

DOM

36
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Stone**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **BBQ gas line,Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`11" x 18`11"	Living Room	Main	18`1" x 14`0"
Dining Room	Main	18`0" x 9`1"	Bedroom - Primary	Main	14`8" x 13`9"
Den	Main	10`0" x 11`7"	2pc Bathroom	Main	
5pc Ensuite bath	Main		Laundry	Main	7`6" x 6`6"
4pc Bathroom	Basement		Bedroom	Basement	14`2" x 13`0"

Bedroom
Family Room

Basement
Basement

10`0" x 13`6"
17`10" x 34`9"

Exercise Room
Storage
Legal/Tax/Financial

Basement
Basement

14`1" x 12`9"
18`1" x 23`9"

Condo Fee:
\$465

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-13

Legal Desc: **1812183**

Remarks

Pub Rmks: **Experience luxury and tranquility with this beautifully designed bungalow villa in Elbow Valley. With close to 3000 square feet of developed living space and the largest floorplan of the development, this west-backing home provides sophisticated living with the convenience of a lock-and-leave lifestyle in a scenic, peaceful setting. The main floor features soaring vaulted ceilings that highlight the open-concept kitchen, dining, and living areas. The chef's kitchen is a dream, offering full-height cabinetry, double wall ovens, an induction cooktop, and a spacious central island. The primary suite serves as a serene retreat, complete with a spa-like ensuite featuring double sinks, a glass shower, and a standalone tub. A dedicated main-floor office offers the perfect environment for work or study. The expansive lower level is designed for comfort and functionality, with two large bedrooms, family room, a stylish four-piece bathroom, and a bright modern gym space with double glass doors. For those who enjoy seamless indoor-outdoor living, the rear deck offers glass railings, roll-up shades, and two gas hookups, while the lower patio provides a tranquil space to enjoy views backing onto a large green space. This home is also equipped with Sonos-wired speakers in several rooms, allowing you to enjoy high-quality sound throughout. Additional highlights include an oversized heated garage, Watts soffit lighting, central air conditioning, water softener and a remote irrigation system to help maintain your professional landscaping. Combining elegance, comfort, and natural beauty, this property offers the ultimate in Elbow Valley living.**

Inclusions: **Soffit lighting, Garage heater, tv wall mounts, built in speakers**
Property Listed By: **VIP Realty & Management**

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









