



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2182554**      Area: **Elbow Valley**      Listing Date: **12/06/24**      List Price: **\$1,149,900**  
 Status: **Active**      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: **8,276 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard, Landscaped, Level**  
 Park Feat: **Double Garage Attached, Oversized**

Finished Floor Area  
 Abv Sqft: **1,613**  
 Low Sqft:  
 Ttl Sqft: **1,613**

DOM

**24**  
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>
<b>Kitchen</b>	<b>Main</b>	<b>15`2" x 18`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`11" x 8`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`8" x 15`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`11" x 14`0"</b>
<b>Den</b>	<b>Main</b>	<b>10`0" x 9`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`3" x 10`7"</b>

**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: **\*\*OPEN HOUSE DEC.22 FROM 2-4PM\*\* 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 oversized 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: **NA**  
Property Listed By: **RE/MAX First**

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













