



THE
A-TEAM

**RE/MAX
FIRST**

228 WHISPERING WATER Way, Rural Rocky View County T3Z 3T4

MLS®#: **A2188151** Area: **Elbow Valley** Listing Date: **01/18/25** List Price: **\$949,900**
 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: **2003**
 Lot Information
 Lot Sz Ar: **7,405 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac,Irregular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,300**
 Low Sqft:
 Ttl Sqft: **2,300**

DOM

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Wood**
 Sewer: **Sewer** Water Source: **Public**
 Ext Feat: **Garden,Lighting,Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`7" x 13`0"	Living Room	Main	17`10" x 14`5"
Nook	Main	12`9" x 9`11"	Dining Room	Main	13`3" x 9`4"
2pc Bathroom	Main		Foyer	Main	12`7" x 8`9"
Mud Room	Main	6`1" x 5`8"	Laundry	Main	5`8" x 5`2"
Bedroom - Primary	Second	15`5" x 13`1"	Walk-In Closet	Second	6`8" x 6`5"
Walk-In Closet	Second	6`4" x 4`11"	5pc Ensuite bath	Second	

Bedroom	Second	15`7" x 11`4"	Walk-In Closet	Second	3`11" x 2`11"
Bedroom	Second	14`9" x 14`7"	Walk-In Closet	Second	5`6" x 3`6"
4pc Bathroom	Second		Family Room	Lower	18`5" x 16`0"
Game Room	Lower	20`10" x 12`3"	Bedroom	Second	12`10" x 11`3"
3pc Bathroom	Lower				

Legal/Tax/Financial

Condo Fee:
\$181

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC13

Legal Desc: **0212033**

Remarks

Pub Rmks: **Discover this stunning 2-storey attached home offering 4 bedrooms, 3 full baths, one half bath and a rare opportunity to live in the coveted Elbow Valley community and access the highly acclaimed Springbank school system — all for under \$1M! Thoughtfully designed with transitional styling, this home has been beautifully decorated, neutral paint tones, wood flooring, bright and open allowing abundant natural light. As you step inside, you're greeted by soaring ceilings, including a dramatic living room, very inviting. Near the entrance, a versatile office with and a stylish feature wall awaits — perfect as a formal dining room ,workspace, music room, or cozy TV retreat. The open-concept kitchen, dining, and living area is ideal for entertaining and everyday family life. The kitchen has ample cabinetry, generous granite counter space, and a center island with casual seating. Step directly onto the expansive back deck, overlooking the private, beautifully manicured yard and garden Upstairs, the bedroom level includes 3 spacious bedrooms and 2full baths. The primary suite easily accommodates a king-sized set and boasts 2 large walk-in closet and spa-like ensuite with dual sinks, a standalone shower, and a separate soaker tub. Two additional bedrooms and a full bath complete the upper floor. The lower level is perfect for guests or an older child, with a 4th bedroom, full bath, and a large entertainment area with nearly 9-foot ceilings. Outdoor spaces abound, from the charming front porch to the expansive back deck and lush yard, creating the perfect backdrop for family living**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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





