



THE
A-TEAM

**RE/MAX
FIRST**

236 WHISPERING WATER Way, Rural Rocky View County T3Z3T4

MLS®#: **A2189237** Area: **Elbow Valley** Listing Date: **01/21/25** List Price: **\$1,049,000**
 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: **2003**
Lot Information
 Lot Sz Ar: **6,969 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Treed**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **2,301**
 Low Sqft:
 Ttl Sqft: **2,301**

DOM

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: **Septic Tank** Water Source: **Public**
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,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>
Foyer	Main	13`5" x 6`6"	Den	Main	13`2" x 9`3"
Kitchen	Main	15`6" x 14`2"	Living Room	Main	17`10" x 16`3"
Dining Room	Main	12`9" x 9`9"	Laundry	Main	11`7" x 5`9"
2pc Bathroom	Main	5`2" x 4`10"	Bedroom - Primary	Upper	17`5" x 15`5"
Walk-In Closet	Upper	6`7" x 6`3"	5pc Ensuite bath	Upper	12`11" x 9`11"
Balcony	Upper	13`9" x 6`0"	Bedroom	Upper	15`7" x 11`3"

Bedroom	Upper	14`8" x 14`6"	Walk-In Closet	Upper	6`3" x 4`11"
4pc Bathroom	Upper	11`2" x 4`11"	Family Room	Lower	21`7" x 16`0"
Game Room	Lower	20`6" x 12`2"	Bedroom	Lower	11`11" x 11`8"
3pc Bathroom	Lower	8`0" x 4`11"	Furnace/Utility Room	Lower	14`5" x 7`6"

Legal/Tax/Financial

Condo Fee:
\$195

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC13

Legal Desc: **0212033**

Remarks

Pub Rmks: ****OPEN HOUSE - Sat Jan 25 (1-3pm)**Discover your dream home in the award-winning community of Elbow Valley. This 4-bedroom, 3.5-bathroom property offers over 3,200 sq. ft. of thoughtfully designed living space, perfectly complemented by its stunning natural surroundings. The main level boasts a bright and inviting living room with a striking fireplace, while the open-concept, updated kitchen is equipped with modern finishes, ample cabinetry, and a large quartz island—ideal for hosting family and friends. The convenient den off the foyer is a cozy space and the renovated laundry/mud room is an organizers dream with brand new built-in cubbies, seating and tile flooring. The primary suite in this exceptional home is a luxurious retreat, thoughtfully designed to provide comfort and elegance. This spacious haven features a private balcony, where you can enjoy your morning coffee or unwind with peaceful views of Elbow Valley's natural beauty. The ensuite bathroom exudes spa-like tranquility, complete with a deep soaking tub, a glass-enclosed shower, dual vanities, and high-end finishes, creating the perfect space to relax. Adding to its appeal is a well-appointed double walk-in closet with ample shelving and storage, offering both style and practicality. This primary suite is the ultimate escape, blending luxury with breathtaking surroundings. Two more generously sized bedrooms with new carpet, one features a study nook and an updated 4 piece bathroom, delivering exceptional comfort and privacy. The expansive lower level has a gym area with new gym flooring, a game zone and a family room with stone fireplace, adding a cozy touch, a fourth bedroom and bathroom for your teens or extended family complete the space. The spacious rear yard has a hot tub and a large new aggregate patio to host all of your friends. The double attached garage with a newly expanded aggregate driveway, provides ample storage for vehicles and gear. Living in Elbow Valley means embracing a one-of-a-kind lifestyle. Residents enjoy exclusive access to the Elbow Valley Residents Club, a hub for year-round activities and social gatherings. The clubhouse features meeting and event spaces, perfect for community events or private celebrations. The Residents Club also manages the community's extensive amenities, including multiple private lakes for swimming, fishing, and paddleboarding in the summer, as well as skating and ice fishing during the winter months. The community is rich with outdoor opportunities, including scenic walking trails, tennis courts, playgrounds, and picnic areas. Nature lovers will appreciate the abundant wildlife and the serene beauty of the preserved natural landscape. Families and outdoor enthusiasts alike will find endless ways to stay active and connected. Located just minutes from Calgary, Elbow Valley offers the perfect blend of tranquility and convenience, making it a sought-after destination for discerning homeowners.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









