64 ELDERBERRY Way, Rural Rocky View County T3Z 0G3

MLS®#:	**A2199028**	Area:	**Harmony**	Listing Date:	**03/05/25**	List Price:	**$1,385,000**	
Status:	**Active**	County:	**Rocky View County**	Change:	**None**	Association:	**Fort McMurray**	

General Information

				DOM
Prop Type:	**Residential**			**5**
Sub Type:	**Detached**			
City/Town:	**Rural Rocky View County**	Finished Floor Area		Layout
		Abv Sqft:	**2,691**	Beds: **5 (3 2)**
Year Built:	**2023**	Low Sqft:		Baths: **3.5 (3 1)**
Lot Information		Ttl Sqft:	**2,691**	Style: **2 Storey**
Lot Sz Ar:	**4,356 sqft**			
Lot Shape:				Parking
				Ttl Park: **4**
Access:				Garage Sz: **2**
Lot Feat:	**Back Yard,Backs on to Park/Green Space,Landscaped,Private**			
Park Feat:	**Double Garage Attached**			

Utilities and Features

Roof:	**Asphalt Shingle**
Heating:	**Central,High Efficiency,Fireplace(s),Forced Air,Natural Gas**
Sewer:	**Sewer**
Ext Feat:	**BBQ gas line**

Construction: **Manufactured Floor Joist,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl:	**Dishwasher,Garage Control(s),Gas Cooktop,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat:	**Breakfast Bar,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,Open Floorplan,Vinyl Windows**
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	**Main**	**24`10" x 24`4"**	**Kitchen**	**Main**	**47`10" x 45`1"**
Living Room	**Main**	**49`9" x 43`6"**	**Dining Room**	**Main**	**44`7" x 39`11"**
2pc Bathroom	**Main**	**18`1" x 16`2"**	**Mud Room**	**Main**	**36`8" x 17`3"**
Office	**Main**	**38`10" x 32`10"**	**5pc Bathroom**	**Second**	**37`6" x 26`0"**
5pc Ensuite bath	**Second**	**44`0" x 45`8"**	**Bedroom**	**Second**	**40`2" x 32`7"**
Bedroom	**Second**	**35`6" x 34`9"**	**Family Room**	**Second**	**58`3" x 55`9"**

Laundry	Second	37`6" x 22`8"		Bedroom - Primary	Second	48`8" x 44`3"
Walk-In Closet	Second	29`6" x 28`5"		4pc Bathroom	Basement	35`10" x 16`2"
Bedroom	Basement	40`5" x 39`1"		Bedroom	Basement	48`8" x 39`1"
Game Room	Basement	91`1" x 42`5"		Furnace/Utility Room	Basement	29`6" x 28`5"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		**R1**	
Legal Desc:	**2111621**		

Remarks

Pub Rmks: **This beautiful Baywest home is within walking distance to Harmony Lake and the beach, local shopping and is backing and fronting onto green space. These desired lots back onto the expansive green space at the back of the home and the green strip at the front. Entering through the front door you feel immediately welcomed in the large foyer which leads to the 2 piece bath and the mudroom with access to the garage and the walkthrough pantry that takes you into the gourmet cook's kitchen. Tons of cabinet and quartz countertops and a bonus second island to compliment the huge breakfast island that seats six comfortably. Kitchen features upgraded Kitchen Aid appliances, French Door refrigerator, built in oven and microwave, gas stove top, chimney hood fan and a built-in Miele coffee maker. The east side of the main floor boasts a large dining area. The back deck is accessible through the sliding patio doors. The deck has a natural gas outlet for the BBQ and is the perfect place to relax with a morning coffee and enjoy the backyard and open green space. Back inside next to the dinning room is the bright living room with a gas fireplace. There is also a main floor office. The open rails staircase takes you to the upper level. A large bonus room is accompanied by three bedrooms and a laundry room and a Five-piece bath. To the back of the upper level is the spacious primary bedroom with stunning views of the green space and Harmony Lake. Relax in the Five-piece en-suite bath with tiled flooring, deep tub, twin sinks, quartz counters and a huge walk-in shower. The walk-in closet is well designed and will please all homeowners. The basement was developed by the builder and follows the general flow of the rest of this stunning home with a recreation room, four-piece bath, 2 bedrooms and plenty of storage. The sellers have spent approximately $100K on upgrades to this home. Please view our virtual tour and floor plans. Call your favourite Realtor today to view this lake community home.**

Inclusions: **None**
Property Listed By: **CIR Realty**
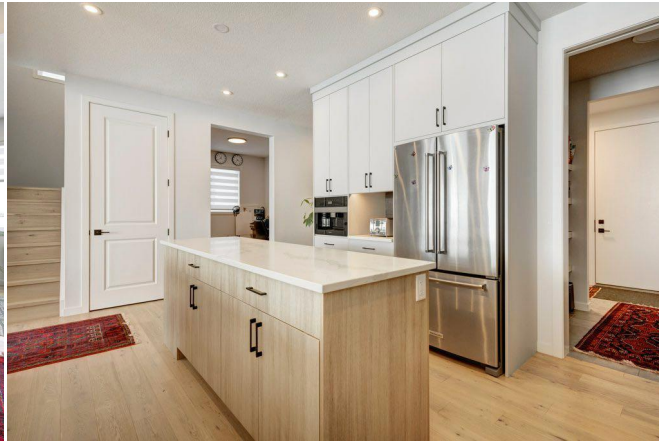
64 Elderberry Way, Rocky View County, AB

Main Floor   Exterior Area 1187.16 sq ft
Interior Area 1109.56 sq ft
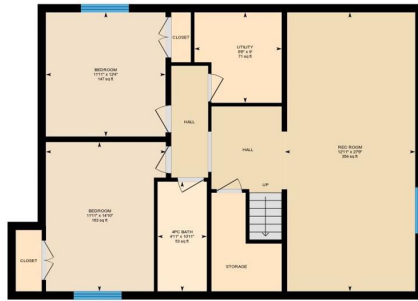Excluded Area 477.37 sq ft

PREPARED : 2025/02/04

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1149.69 sq ft
Interior Area 1034.67 sq ft

CLOSET

UTILITY
8'8" x 8'
71 sq ft

BEDROOM
11'11" x 12'8"
147 sq ft

HALL

HALL

REC ROOM
12'11" x 21'9"
284 sq ft

UP

BEDROOM
11'11" x 14'10"
193 sq ft

4PC BATH
4'1" x 12'11"
55 sq ft

STORAGE

CLOSET

0   3   6
ft

PREPARED : 2025/02/04

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