



THE A-TEAM

RE/MAX FIRST

170 CLEAR CREEK Place, Rural Rocky View County T3Z 0E8

MLS®#: A2199555 Area: Elbow Valley Listing Date: 03/07/25 List Price: \$1,198,888
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: 7,840 sqft
Lot Shape:

DOM

3
Layout
Beds: 3 (1 2)
Baths: 2.5 (2 1)
Style: Attached-Side by Side,Bungalow

Parking

Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Back Yard,Cul-De-Sac,Few Trees,Landscaped,Low Maintenance Landscape,Views
Park Feat: Aggregate,Double Garage Attached,Driveway,Garage Door Opener
Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s),Forced Air,Natural Gas,Zoned
Sewer: Public Sewer
Ext Feat: Lighting,Other

Construction: Wood Frame
Flooring: Carpet,Hardwood,Tile
Water Source: Public
Fnd/Bsmnt: Poured Concrete

Kitchen Appl: Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer
Int Feat: Bar,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s),Wet Bar
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Condo Fee: \$465 Title: Fee Simple Fee Freq: Monthly Zoning: DC-13

Legal Desc: 1812183

Remarks

Pub Rmks:

Nestled in the prestigious Swift Creek Villa community in Elbow Valley just west of Calgary city limits, this luxurious former show home offers unparalleled craftsmanship, exquisite finishings, and a bungalow floor plan designed for both comfort and elegance. From the moment you step inside, you'll be captivated by the striking engineered hardwood floors that flow throughout the main level, setting the tone for the bright and inviting atmosphere. This luxurious 3-bedroom, 3-bathroom home offers over 3000 sq ft of beautifully designed living space, blending elegance with modern functionality. At the heart of the home, the dream kitchen boasts a large island with quartz countertops, built-in appliances, and a gas range—a perfect space to create culinary masterpieces for family and friends. The open-concept design seamlessly connects the kitchen to the dining area and cozy great room with tray ceiling and a dramatic full height fireplace. Step outside to the private covered deck, complete with fully retractable power screens, to extend your seasonal enjoyment. The primary bedroom is a true retreat, featuring an electric fireplace and a spa-inspired ensuite, and spacious organized walk in closet. A versatile main-floor den with feature wall offers the perfect space for a home office or multipurpose room. Downstairs, the fully developed basement has a recreation room, wet bar and mini bar fridge, as well as 2 spacious bedrooms and a 4-piece bathroom with heated floors and linen closet. The hobby room/office features a stylish barn door taking you through to the utility room offering ample shelving and storage space. The oversized double attached garage is finished with epoxy flooring, built-in shelves and bench, slat wall, hot and cold water taps and 2 large windows to bring in natural light. The beautifully landscaped yard features new trees, fresh mulch beds, and Gemstone lighting, allowing you to create the perfect ambiance for every season. Enjoy the Elbow Valley lifestyle with picturesque pathways, tranquil lakes, and breathtaking nature at your doorstep. Golf enthusiasts will appreciate the proximity to Elbow Springs Golf Club and other premier courses, while city conveniences such as Aspen Landing and Westhills Shopping Centers are just minutes away. With easy access to Stoney Trail and the majestic Rocky Mountains, this home is the perfect balance of luxury and nature. This home shows 10/10—don't miss this rare opportunity!

Inclusions:

Property Listed By:

**Built-in Oven, Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood, Bar Fridge, Washer, Dryer, Garage Door Opener with Control(s)
Greater Property Group**

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











