

224 Clearwater Way
Rural Rocky View County, Alberta

MLS # A2146739



\$1,150,000

Division:	Elbow Valley		
Type:	Residential/Duplex		
Style:	Acreage with Residence, Bungalow, Side by Side		
Size:	1,649 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, No Neighbours Behind		

Heating: In Floor, Forced Air, Natural Gas

Water: Shared Well

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Sewer

Roof: Asphalt Shingle

Condo Fee: \$ 195

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: rm

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Vaulted Ceiling(s)

Inclusions: n/a

Welcome to this beautifully designed luxury home, perfectly situated on a quiet cul-de-sac with a peaceful South-facing backyard and no homes behind. This exquisite property offers over 3200 square feet of developed space, providing the expected Elbow Valley luxury with a blend of spacious elegance and cozy comfort. The main floor boasts an expansive open concept layout, featuring a large dining area perfect for entertaining. The centrepiece kitchen, includes a large island, maple cabinetry, upgraded appliances, and designer lighting with leaf and crystal details. The family room is a highlight with its 14-foot vaulted ceiling, and a cozy gas fireplace with solid designer maple built-ins. The main floor master suite is a luxurious retreat, featuring an oversized walk-in closet and a spa-like ensuite, designed for great mornings and your oasis from the world. With deck access through the primary bedroom and dining room the outdoor/indoor space feels multiplied. The lower level is designed for family fun and entertainment. An open family room with gas fireplace, games area, wet bar, and media room make this a dream walk out basement. Two spacious bedrooms with large walk in closets and a full bath complete this level, offering ample space for family and guests. This home has been kept up meticulously and it shows. This home, located in the sought-after community of Elbow Valley, combines luxury with functionality, making it perfect for modern family living or scaling down to a retirement Villa experience that is second to none in the city. This property is a rare find and won't be on the market for long. Don't forget about your community amenities! The paths, lakes and residence club are only the tip of the iceberg. The neighbourhoods are incredible with block parties, consistent security and an incredible welcoming culture of welcome. Schedule your private viewing today and

experience the elegance and comfort of this exceptional home.