

# **\$1,388,000 - 27 Sweet Water Place, Rural Rocky View County**

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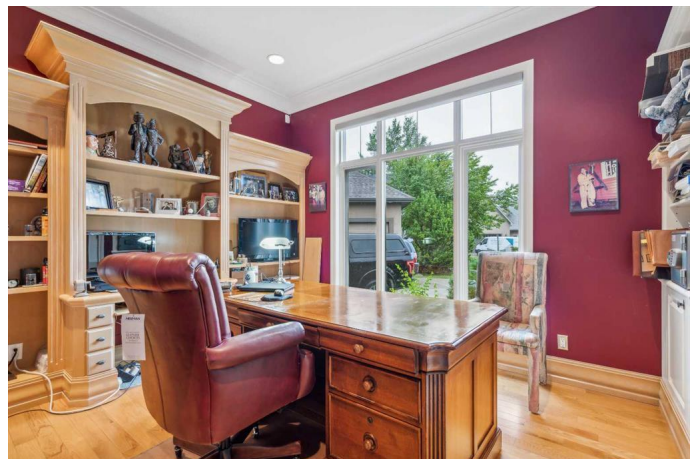
MLS® #A2215721

**\$1,388,000**

3 Bedroom, 3.00 Bathroom, 1,873 sqft  
Residential on 0.19 Acres

Elbow Valley, Rural Rocky View County,  
Alberta

Welcome to this warm gracious easy living fully finished lifestyle executive walkout bungalow, backing south onto an environmental nature reserve and wildlife corridor, on a quiet cul-de-sac in delightful community of Elbow Valley. Spacious throughout with 10ft ceilings on main floor and 9Ft ceilings in basement level. Open floor plan with excellent finishings. Huge master bedroom, ensuite and walk-in closet. Gourmet kitchen with granite countertops, custom cabinetry, and stainless steel appliances. Massive pantry. Main floor laundry. Charming living room with beautiful gas fireplace. Gleaming hardwood floors, terrific ceramic tiles, custom blinds, pot lighting, rounded corners, custom woodworking and built-ins, circular staircase to walkout, ceiling speakers. Garden doors from dining area and master to expansive deck where you can enjoy the sunny south exposure, barbequing and serene views. Grand foyer entrance with coved ceiling and excellent front office/den with built-ins and upgraded 5 camera monitor security system to watch nature in action. The walkout basement features 2nd and 3rd bedrooms, steam shower, built-in office space with granite counter, wine room, huge family room, 2nd fireplace and tons of storage areas. The utility room contains the furnace, access to the underground sprinkler system and boiler



system for heated flooring in garage floor, master ensuite, front foyer and laundry area and pantry. Double attached garage, 24ft x 25ft. insulated and drywalled. the water is supplied by Westridge, not the City of Calgary. The Elbow Valley Residents Club is an exclusive bare land condo community with many recreational facilities. Please google it for more details. This is a must see property if you want privacy, quiet location, space and comfortable living. A beautiful place to call home. a great place to entertain friends and family.

Built in 2000

### **Essential Information**

MLS® #	A2215721
Price	\$1,388,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,873
Acres	0.19
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	27 Sweet Water Place
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3C6

### **Amenities**

Amenities	Clubhouse, Playground, Recreation Facilities, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Central Vacuum, Steam Room
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed, Underground Sprinklers, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	RE/MAX First
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