

\$1,149,999 - 135 Clear Creek Place, Rural Rocky View County

MLS® #A2131632

\$1,149,999

3 Bedroom, 3.00 Bathroom, 1,638 sqft
Residential on 0.16 Acres

Elbow Valley, Rural Rocky View County, Alberta

Discover this stunning luxury villa in the exclusive community of Swift Creek This stunning villa is ideal for those seeking a home away from the busy city. Swift Creek is prestigiously located West of the city, adjacent to Elbow Valley, and only an hour away from the Rocky mountains. This Cascade model floor plan by Homes by Avi is a fully developed bungalow villa situated on a pie-shaped lot backing a berm and trees, making this a gorgeous private yard. The main floor boasts a chef-style kitchen with a large island, 10ft ceilings in the dining and great room, an elegant main floor office, and a master bedroom that features a luxurious ensuite with an oversized curbless shower, freestanding tub and upgraded finishes. Enjoy year-round outdoor living on the main floor-covered deck with glass railing and power privacy windscreens. The walkout basement is fully finished with premium finishes and includes a recreation area, a flex area for a gym or hobby room and two additional bedrooms. The 18'x12' covered patio off the basement, provides ample additional outdoor living space. This home features air conditioning for your comfort and a pristine oversized garage with epoxy floors, water hookups and is heat Landscaping care and villa maintenance are included, allowing more time to enjoy the surroundings. Experience the



135 Clear Creek Pl, Rural Rocky View County, AB

Main Floor Exterior Area 1637.53 sq ft
Interior Area 1532.89 sq ft
Excluded Area 636.98 sq ft



0 7 14 ft PREPARED: 2024/05/15

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

135 Clear Creek Pl, Rural Rocky View County, AB

Basement (Below Grade) Exterior Area 1586.02 sq ft
Interior Area 1482.62 sq ft



0 5 10 ft PREPARED: 2024/05/15

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

perfect blend of luxury and convenience in the exclusive Swift Creek community and all that it offers.

Built in 2023

Essential Information

MLS® #	A2131632
Price	\$1,149,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,638
Acres	0.16
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	135 Clear Creek Place
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0E9

Amenities

Amenities	Snow Removal
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
-------------------	--

Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Fireplace(s), High Efficiency, Make-up Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Irregular Lot, Lawn, Low Maintenance Landscape, Landscaped, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Manufactured Floor Joist, Silent Floor Joists, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2024
Days on Market	301
Zoning	DC-13

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.