

\$1,198,888 - 170 Clear Creek Place, Rural Rocky View County

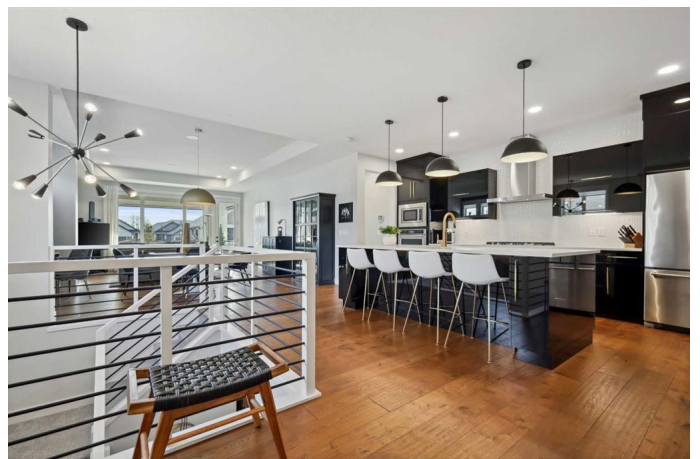
MLS® #A2199555

\$1,198,888

3 Bedroom, 3.00 Bathroom, 1,635 sqft
Residential on 0.18 Acres

NONE, Rural Rocky View County, Alberta

Nestled in the prestigious Swift Creek Villa 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, youâ€™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 rangeâ€”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 a relaxing 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 10/10â€”donâ€™t miss this rare opportunity!

Built in 2019

Essential Information

MLS® #	A2199555
Price	\$1,198,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,635
Acres	0.18
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	170 Clear Creek Place
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0E8

Amenities

Amenities	Park, Other
Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Door Opener, Aggregate
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Bar, French Door, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge
Heating	Forced Air, Natural Gas, Fireplace(s), Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Other
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Views, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	31
Zoning	DC-13

Listing Details

Listing Office Greater Property Group

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