

# \$979,900 - 236 Whispering Water Way, Rural Rocky View County

MLS® #A2189237

**\$979,900**

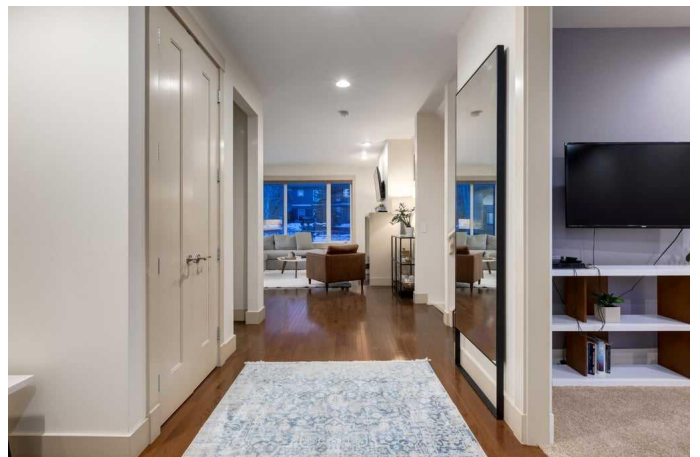
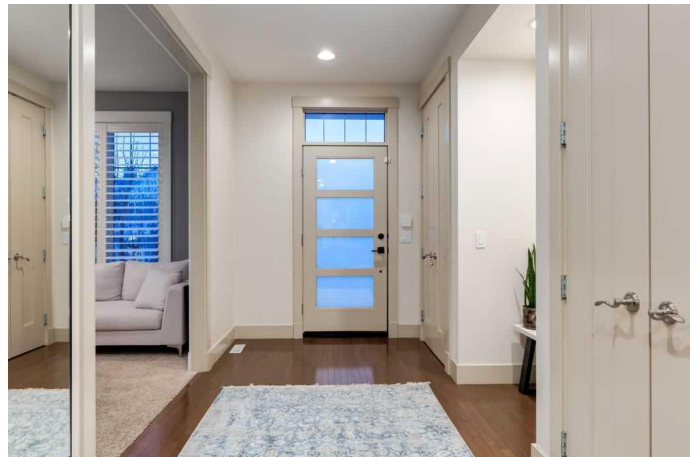
4 Bedroom, 4.00 Bathroom, 2,301 sqft  
Residential on 0.16 Acres

Elbow Valley, Rural Rocky View County,  
Alberta

Discover your dream home in the award-winning community of Elbow Valley. This 4-bedroom, 3.5-bathroom property offers over 3,200 sq. ft. of thoughtfully designed living space, perfectly complemented by its stunning natural surroundings.

The main level boasts a bright and inviting living room with a striking fireplace, while the open-concept, updated kitchen is equipped with modern finishes, ample cabinetry, and a large quartz island—ideal for hosting family and friends. The convenient den off the foyer is a cozy space and the renovated laundry/mud room is an organizers dream with brand new built-in cubbies, seating and tile flooring.

The primary suite in this exceptional home is a luxurious retreat, thoughtfully designed to provide comfort and elegance. This spacious haven features a private balcony, where you can enjoy your morning coffee or unwind with peaceful views of Elbow Valley's natural beauty. The ensuite bathroom exudes spa-like tranquility, complete with a deep soaking tub, a glass-enclosed shower, dual vanities, and high-end finishes, creating the perfect space to relax. Adding to its appeal is a well-appointed double walk-in closet with ample shelving and storage, offering both style and practicality.



This primary suite is the ultimate escape, blending luxury with breathtaking surroundings.

Two more generously sized bedrooms with new carpet, one features a study nook and an updated 4 piece bathroom, delivering exceptional comfort and privacy.

The expansive lower level has a gym area with new gym flooring, a game zone and a family room with stone fireplace, adding a cozy touch, a fourth bedroom and bathroom for your teens or extended family complete the space.

The spacious rear yard has a hot tub and a large new aggregate patio to host all of your friends.

The double attached garage with a newly expanded aggregate driveway, provides ample storage for vehicles and gear.

Living in Elbow Valley means embracing a one-of-a-kind lifestyle. Residents enjoy exclusive access to the Elbow Valley Residents Club, a hub for year-round activities and social gatherings. The clubhouse features meeting and event spaces, perfect for community events or private celebrations. The Residents Club also manages the community's extensive amenities, including multiple private lakes for swimming, fishing, and paddleboarding in the summer, as well as skating and ice fishing during the winter months.

The community is rich with outdoor opportunities, including scenic walking trails, tennis courts, playgrounds, and picnic areas. Nature lovers will appreciate the abundant wildlife and the serene beauty of the preserved natural landscape. Families and outdoor enthusiasts alike will find endless ways to stay

active and connected.

Located just minutes from Calgary, Elbow Valley offers the perfect blend of tranquility and convenience, making it a sought-after destination for discerning homeowners.

Built in 2003

### **Essential Information**

MLS® #	A2189237
Price	\$979,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,301
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	236 Whispering Water Way
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z3T4

### **Amenities**

Amenities	Fitness Center, Park, Playground, Recreation Facilities, Beach Access, Boating, Clubhouse, Dog Park, Gazebo, Picnic Area, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 21st, 2025
Days on Market	52
Zoning	DC13

## Listing Details

Listing Office	eXp Realty
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