

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

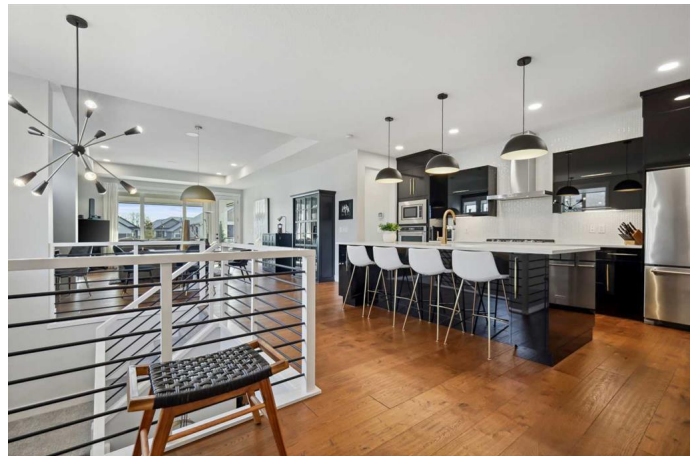
MLS® #A2199555

**\$1,198,888**

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

Elbow Valley, Rural Rocky View County,  
Alberta

Nestled in the prestigious Swift Creek Villa community in Elbow Valley 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 the Elbow Valley 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	Bungalow, Side by Side

Status Active

### Community Information

Address 170 Clear Creek Place  
Subdivision Elbow Valley  
City Rural Rocky View County  
County Rocky View County  
Province Alberta  
Postal Code T3Z 0E8

### Amenities

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

### Interior

Interior Features Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), French Door, Wet Bar  
Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge  
Heating Fireplace(s), Forced Air, Natural Gas, 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, Few Trees, Landscaped, Low Maintenance Landscape, Views  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 7th, 2025  
Days on Market 26

Zoning

DC-13

## **Listing Details**

Listing Office

Greater Property Group

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