

\$1,087,900 - 107 Clear Creek Place, Rural Rocky View County

MLS® #A2099201

\$1,087,900

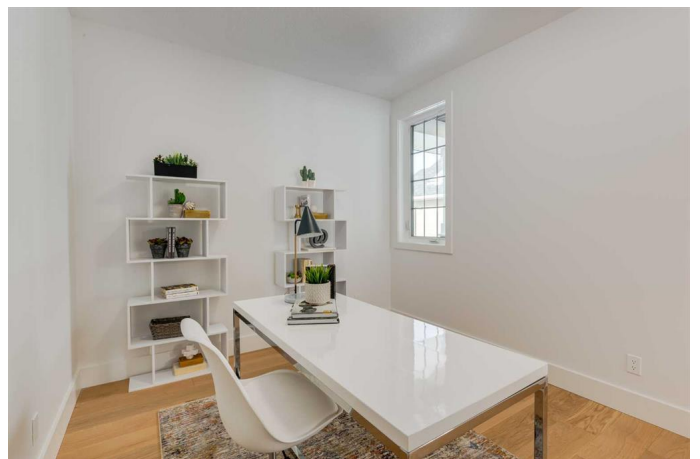
4 Bedroom, 3.00 Bathroom, 1,541 sqft
Residential on 0.12 Acres

N/A, Rural Rocky View County, Alberta

ESCAPE TO THE MOUNTAINS FROM THE LAST UNIT IN SWIFT CREEK. Luxurious villas nestled within a new Lock & Leave community await you on Calgary's esteemed west side. Swift Creek stands as an epitome of convenience, offering an ideal location merely minutes away from the city and just an hour's drive to the majestic mountains. Indulge in an array of amenities with nearby Springbank, Aspen, and Signal Hill shopping districts. The added luxury of easy commuting is enhanced by the proximity to the new ring road.

The Cascade model, crafted by HOMES BY AVI, epitomizes opulence and comfort. Spanning nearly 2800 square feet of developed space, this remarkable home boasts a walkout basement showcasing a stunning south-facing facade. Step inside to discover a chef-style kitchen featuring a spacious island, soaring ceilings in the dining and great rooms, a sophisticated main floor office, and ample room for your lifestyle needs.

The main floor master bedroom boasts a lavish ensuite, complete with an oversized curbless shower, freestanding tub, and upgraded fixtures throughout. Experience the outdoors year-round on your covered deck with glass railings. The fully finished walkout basement mirrors the premium finishes found upstairs, offering a recreational area, hobby



room, and two additional guest bedrooms.

This residence includes air conditioning, complete landscaping, and maintenance, including sod in the front and back, along with select greenery at the rear for added privacy. The lot backs onto a berm adorned with trees, ensuring a tranquil setting. Enjoy the covered deck with phantom screens and lighting on the main floor, as well as a covered patio off the basement.

Whether you seek bungalow-style living, downsizing, or a seasonal retreat, this location caters to your desires. Take the opportunity to explore the surroundings and schedule a showing today.

Built in 2023

Essential Information

MLS® #	A2099201
Price	\$1,087,900
Sold Price	\$1,032,050
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,541
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	107 Clear Creek Place
Subdivision	N/A
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T3Z 2Z6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Range Hood, Refrigerator
Heating	High Efficiency, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 2nd, 2024
Date Sold	March 12th, 2024
Days on Market	69
Zoning	DC-13
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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