

\$1,799,999 - 15 Fishermans Bend, Rural Rocky View County

MLS® #A2113508

\$1,799,999

5 Bedroom, 4.00 Bathroom, 2,259 sqft
Residential on 0.28 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Priced below appraisal value, for a quick sale , this presents a rare opportunity for a lakefront walkout bungalow in Elbow Valley. A serene retreat perfect for embracing the joys of winter while eagerly anticipating summer's return. With pristine westerly views of the lake, this tranquil setting truly shines in every season, offering an experience that must be savoured firsthand.

Here, you and your family can revel in year-round leisure just beyond your doorstep, with a variety of recreational activities to enjoy, such as the thrill of your own hockey rink, lovingly created, cared and shared with the awesome neighbouring families and from skating in the winter to swimming, kayaking and paddleboarding opportunities in the summer, all conveniently accessible from your own backyard. With access to the new Stoney Trail ring road, just a couple km away, access to mountains, local amenities and the city is a breeze.

A spacious driveway leads to the oversized triple car garage, providing ample space for your vehicles and more. As you enter through the grand double custom cherry door, the breathtaking lake view welcomes you, gracefully framed by the expansive windows throughout the home. This delightful abode boasts 5 bedrooms and a main floor office, providing versatility and comfort for your



family's needs.

The heart of the home lies in the generously sized kitchen, featuring double ovens, an expansive island, and extensive cabinetry complemented by a convenient walk-thru pantry. A fabulous double-sided gas fireplace adds warmth and ambiance, creating a cozy atmosphere for family gatherings. Access your generous deck, from kitchen or bedroom and relax whilst you BBQ with those unbeatable lake views. The main floor master bedroom offers a tranquil retreat with an ensuite awaiting your personal touch, complete with heated floors, a jetted tub, and a steam shower. A dedicated main floor office provides a valuable space for remote work.

Descend the stunning curved staircase to the bright walkout basement, updated to offer a cozy sitting area, a spacious recreation zone, a media space, four large bedrooms, and two additional full bathrooms, all with in-floor heating (and garage). Over the years this home has seen many updates, including new shingles in 2017 and some window replacements in 2010, A/C and with newer contemporary colours, flooring and some fittings, ensuring it remains fresh and current, but priced to allow for your own personal transformation if desired.

Outside, you can always enjoy the changing seasons from your covered patio /hot tub. Gather around the firepit for cozy evenings or simply relax by your private dock. This property offers an amazing opportunity to create cherished family memories.

This property isn't just a house; it's an embodiment of a lifestyle, offering a convenient escape and a chance to fully embrace the beauty of every season.

Built in 1999

Essential Information

MLS® #	A2113508
Price	\$1,799,999
Sold Price	\$1,850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,259
Acres	0.28
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	15 Fishermans Bend
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1B2

Amenities

Amenities	Beach Access, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	8
Parking	Aggregate, Triple Garage Attached
Waterfront	Lake Front

Interior

Interior Features	Jetted Tub, Pantry
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Great Room, Kitchen

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Lake, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 20th, 2024
Days on Market	7
Zoning	R1/ DC13
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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