

\$1,495,000 - 315 Whispering Water Bend, Rural Rocky View County

MLS® #A2119412

\$1,495,000

3 Bedroom, 3.00 Bathroom, 1,988 sqft
Residential on 0.29 Acres

Elbow Valley, Rural Rocky View County,
Alberta

Welcome to this exquisite walk-out bungalow nestled on the prestigious street of Whispering Water Bend in the gated community of Elbow Valley. Step into an inviting entryway boasting double-height vaulted ceilings, setting a grand tone for the rest of the home. Gorgeous hardwood floors gracefully guide you through the residence, adding warmth and elegance to every step. Entertain in style in the formal dining room, ideal for hosting memorable family gatherings and special occasions. Admire the play of sunlight streaming through a large arched window in the living room, illuminating the space and accentuating its charm. A stunning fireplace, serves as the heart of the living area, providing a cozy ambiance for relaxation and conversation. Experience the joy of cooking in the gourmet kitchen, equipped with top-of-the-line Wolf appliances, perfect for unleashing your culinary creativity. Gather around the spacious island, where culinary delights come to life, or opt for a more casual setting at the breakfast bar, ideal for enjoying morning coffee or a quick bite. Alternatively, the adjacent kitchen nook offers a charming spot to savour meals with loved ones, surrounded by the beauty of the home's open-concept design. During sun-drenched summer days, step out onto the deck and immerse yourself in the breathtaking southwest views that stretch as far as the eye



can see. Whether unwinding with a refreshing beverage or hosting al fresco gatherings, there's no better setting. Indulge in luxury within the tranquil primary suite, boasting serene views of lush trees. Relax in the ensuite's soaker tub or spacious walk-in shower, and enjoy the convenience of a walk-in closet. Work from home in the main level office. Retreat downstairs to the walk-out basement, boasting two inviting guest bedrooms and a cozy media room ideal for cherished movie nights with the family. Sunlight floods the lower level through expansive windows, illuminating the spacious games room and inviting family room. Completing this level is the conveniently located laundry room, ensuring a perfect blend of convenience and tranquility throughout the home The backyard offers ample space for summertime fun, while nearby golf courses provide leisurely activities. Don't miss this opportunity to live in Elbow Valley.

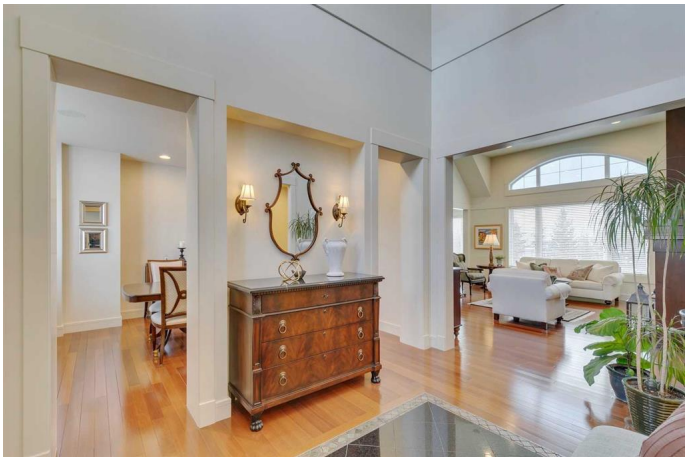
Built in 2006

Essential Information

MLS® #	A2119412
Price	\$1,495,000
Sold Price	\$1,565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,988
Acres	0.29
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	315 Whispering Water Bend
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3T3



Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s)
Lot Description	Cul-De-Sac, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 8th, 2024
Days on Market	5
Zoning	DC

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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