

\$1,075,000 - 67 Sweet Water Place, Rural Rocky View County

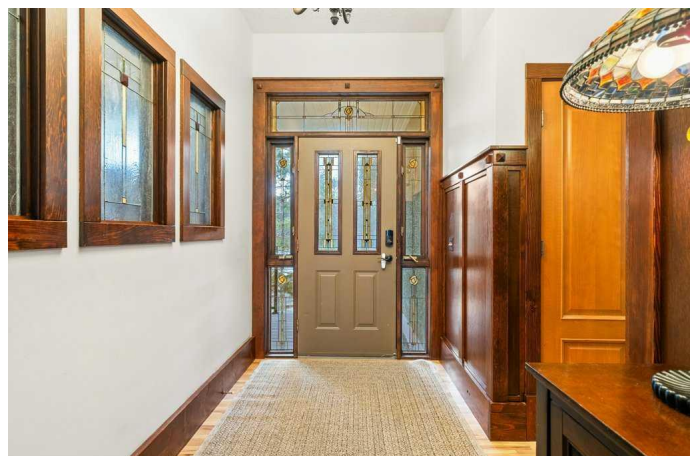
MLS® #A2199918

\$1,075,000

3 Bedroom, 3.00 Bathroom, 1,539 sqft
Residential on 0.21 Acres

Elbow Valley West, Rural Rocky View County,
Alberta

Fully developed walkout bungalow located on a pie lot at the end of a cul-de-sac in Elbow Valley Estates. Extensive millwork and added upgrades throughout offer a location, design and plan to suit a lock and leave lifestyle. Exposed front drive, irrigation epoxy garage flooring with EV charger and a front porch with composite decking. Newer furnace, hot water tank, Central air, rear composite decking, garage doors, fridge, gas stove, washer, dryer, dishwasher, fresh new interior paint, LVP added to the stairs and entire lower level and renovated lower bath. Enter into 10' ceilings, Oak hardwood flooring, stain glass accents, solid core 8' doors with access to the 2-piece bath just off the family size laundry/mudroom. A front den/flex room with 10" baseboards looks out on to the front of the home with the open design kitchen, dining and lifestyle room to the back. A plethora of kitchen cabinet and counter space with a central island, corner pantry, upper transom windows, granite counters, a Samsung fridge, Bosch dishwasher, Cafe gas stove all positioned beside the family dining area with garden door access to your deck with BBQ gas line and stairs to below with new carpet completed in the lifestyle room. The main floor primary bedroom offers room for all sizes of furniture placement with its own 5-piece en-suite bath including his and her sinks, a separate full size



shower, walk-in closet, 3 transom windows tiled floors and deep soaker tub. The fully developed walkout lower level adds to the home's value with a gas fireplace, a full width recreation room, a 3-piece bath, 2 generous size kids or guest rooms, massive storage option in the utility room 9' ceilings, in-floor heating, water softener, high-efficient furnace and central vacuum. Enjoy the luxury of an Estate community and local amenities such as swimming, pathways, ice skating, golfing, and local events within this established wooded area the perfect spot to get out and experience!

Built in 2002

Essential Information

MLS® #	A2199918
Price	\$1,075,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,539
Acres	0.21
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	67 Sweet Water Place
Subdivision	Elbow Valley West
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3C6

Amenities

Amenities	Parking, Playground, Racquet Courts, Picnic Area, Park
Parking Spaces	4
Parking	Double Garage Attached, Aggregate, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Central Vacuum, Double Vanity, Granite Counters, Vinyl Windows, Natural Woodwork
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator, Window Coverings, Dryer, Gas Stove, Washer, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Mantle, Recreation Room, Tile
Has Basement	Yes
Basement	Full, Walk-Out, Finished

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Landscaped, Lawn, Pie Shaped Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stucco, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2025
Days on Market	56
Zoning	R-1

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.