



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

320 Clearwater Cove
Rural Rocky View County, Alberta

MLS # A2286122



\$2,499,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,944 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

Heating:	High Efficiency, Forced Air	Water:	Co-operative
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 231
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Smart Home, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Vert. Deep Freeze, Camera System w/ Computer & Monitors, TV's w/ Brackets, Home Automation System, Generator, Gemstone Lights, Electronic Door Locks,

Twice named Canada's Community of the Year and four times Calgary's finest, Elbow Valley is not just an address — it's a standard of living that very few ever attain. Nestled within hundreds of acres of pristine natural parkland, just 20 minutes southwest of Calgary's downtown core, this private estate community is where architectural excellence and untouched wilderness coexist in perfect harmony. And within this already exceptional community, this home stands alone. Most homes in Elbow Valley remain largely as they were built. This one has been reimagined from the ground up. A fully and flawlessly renovated 4-bedroom, 4-bathroom residence, positioned on a quiet cul-de-sac with unobstructed views of Fisherman's Lake directly behind the property — the same lake stocked annually with trout for resident fishing, cleared each winter for skating, and framed by the kind of scenery that makes you forget the city exists. This is not a backdrop. It is a daily experience. The renovation is not cosmetic. Every decision reflects the taste and precision of someone who refused to compromise. Custom-ordered Talisman granite anchors a kitchen that was designed to impress and built to perform. All-new Lux triple-pane windows wrap the home in silence and light. A custom Juliet balcony off the primary suite frames the lake view like a painting you wake up to every morning. Home automation puts complete control of your environment at your fingertips. A whole-home generator system ensures that comfort is never contingent on circumstance. The craftsmanship extends beyond the interior. The three-car garage — an increasingly rare feature at this level, has been fully upgraded with custom door railing, whisper-quiet side-mount motors, and polished epoxy flooring. Even the spaces most homeowners overlook have been treated with the

same uncompromising standard. Outside your door, Elbow Valley offers nearly 30 kilometres of nature trails, three private lakes, a community boathouse with kayaks and paddle-boards, tennis and pickleball courts, a beach, skating, fishing, and a Residents Club that serves as the social heartbeat of the community — all exclusive to residents. Aspen Landing and Discovery Ridge are minutes away for everything else. This is not a renovation. This is a reinvention. In a community where move-in-ready luxury at this level simply does not exist, this home is the exception — built for a buyer who knows exactly what they want and refuses to settle for anything less.