



GRASSROOTS

REALTY GROUP

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**415 Clearwater Landing
Rural Rocky View County, Alberta**

MLS # A2301787



\$2,995,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,036 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Heated G		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle Sloping, L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, See Remarks, Stone, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	6-24-2-W5
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Cable

Features: Bar, Beamed Ceilings, Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Sauna, See Remarks, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None

Set along one of the most coveted stretches of river frontage in Elbow Valley, this extraordinary estate offers over 5,000 sq.ft. above grade and more than 7,300 sq.ft. of developed living space with breathtaking views across the Elbow River toward Springbank. Beautifully reimagined while honouring the home's original craftsmanship, the residence blends timeless architectural detail with warm, refined interiors and an unmistakable sense of arrival. Expansive windows frame ever changing seasonal landscapes, while thoughtful upgrades throughout create an atmosphere reminiscent of a boutique luxury hotel, balanced by the quiet comfort of a private mountain retreat. Designed for exceptional family living, the home offers four spacious bedrooms above grade, including a stunning primary retreat and a newly created second primary suite. Generous entertaining spaces, a beautifully updated kitchen with new premium appliances, and a fully developed lower level with recreation, wellness, and fitness spaces provide remarkable versatility for modern living. Outside, extensive landscaping and newly rebuilt retaining walls have transformed the property into a private outdoor retreat, complete with direct river access and tranquil areas for entertaining, swimming, and enjoying the natural surroundings. Located just 20 minutes from downtown Calgary, residents enjoy access to some of Alberta's most sought after schools including Elbow Valley Elementary, Springbank Middle School, Springbank Community High School, along with nearby private schools such as Webber Academy, Rundle College, and the National Sport School. With lakes, skating, fishing, pathways, beach areas, and an extraordinary sense of community, life in Elbow Valley offers a rare blend of luxury, nature, and connection.