



**220 Whispering Woods Terrace
Rural Rocky View County, Alberta**

MLS # A2306663



\$1,199,000

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|------------------|--|---------------|-------------------|
| Division: | Elbow Valley | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow-Villa | | |
| Size: | 1,711 sq.ft. | Age: | 2000 (26 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Conservation, Cul-De-Sac, Environmental Re | | |

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| Heating: | Fan Coil, In Floor, Natural Gas | Water: | Public |
| Floors: | Ceramic Tile, Hardwood | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 206 |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) | | |
| Inclusions: | None | | |

STAG’S LEAP, ELBOW VALLEY- A RARE FIND! Opportunities like this don't come along often. Tucked into the coveted Stags Leap section of award-winning Elbow Valley, this spectacular villa offers the best of both worlds – the peace and privacy of country living, just a short drive from everything the city has to offer. From the moment you step inside, the care and attention that’s gone into this home is evident. The main floor layout is thoughtfully designed and beautifully appointed, anchored by a striking wood-burning fireplace in the living room beneath soaring ceilings, with generous built-ins and direct access to a large balcony. A cozy family room does triple duty as a den or home office, and a well-equipped laundry and storage area round out the main level. The kitchen and eating area centre around a large island – a proper setup for anyone who loves to cook and entertain. Upstairs, the primary bedroom is a genuine retreat. The five-piece ensuite is lovely, and the walk-in closet with built-ins is the kind of storage that actually works. Head downstairs and the walkout lower level opens up beautifully – a wide open entertaining space, two additional bedrooms (one currently set up as a home gym), a full bathroom, and plenty of extra storage. With 1,711 sq. ft. above grade and another 1,546 developed below, you're looking at 3,257 sq. ft. of fully developed living space. The exterior has been freshly painted and features a newer roof, and the oversized double heated garage adds to the practicality of it all. As a resident of Elbow Valley, you'll also enjoy access to the Elbow Valley Residents Club and its extensive trail system and amenities. Villas in Stags Leap rarely come to market. This one is worth your attention.