



**451 Whispering Water Trail
Rural Rocky View County, Alberta**

MLS # A2308018



\$2,295,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,868 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.47 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Many Trees, No Back		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Slate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-13
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, Recessed Lighting, Soaking Tub, Wet Bar

Inclusions: Beverage Fridge, Projector Screen, Speaker System and 6 Chairs, Play Structure, Primo Komado BBQ "as is", Built-in Speakers

Frank Lloyd Wright inspired! Welcome to this stunning 2-Storey home - timeless, the talk of the street, situated on an incredible lot in Elbow Valley with excellent privacy and outdoor spaces! Built with exceptional quality, this home features triple-pane windows, spray foam insulation, and enhanced construction details offering outstanding energy efficiency and year-round comfort. Views of the spectacular treed lot are visible through the large windows in every room! With over 5,800 square feet of developed living space, this home is sure to please even the most discerning buyer. Great cul-de-sac with great neighbors make for great memories! Countless features adorn this home, visible from the front door, literally, to the built-ins throughout. Great flow through the principal rooms that make this an easy and functional home for all members of the family. Hosting gatherings become a joy with the large kitchen open to the Living Room, sharing a Double-sided Fireplace with the Great Room, next to the Formal Dining Room. Summer parties continue right off the Great Room onto one of two spacious decks. Office / Library is tucked away nicely, with built-ins, three walls of windows – so easy to contemplate while gazing out to nature's beauty! The exceptional Mudroom provides storage space every family desires, with a second Powder Room that includes a Dog Bath/Shower! The Slate Floor continues its beauty and can handle both kids and pets! The Triple Garage is heated, includes cabinetry and a vacuum system, and is finished to paint. The Upper Level offers 3 Bedrooms and a large Bonus Room, ample storage and a Full-sized Laundry Room with sink. All the bedrooms are massive, with large windows once again. The Primary Bedroom includes a large walk-in closet with built-in cabinetry and shelving, a 6-piece Ensuite with Steam Shower, Japanese

Soaker Tub, and double sinks. The Lower Level with in-floor heating offers a Fourth Bedroom, a four-piece Bath, and an option for a Fifth Bedroom as a closet already exists in the Gym area. The Media / Theatre Room has pocket doors to close it away for that movie experience, complete with 13.2 Surround Sound, 6 Lazy Boy Chairs, and lighting for the real deal! Another two-sided Fireplace adds ambience to the Games Room with Wet Bar. The Storage Room is so large one could easily make this into another Gym, or second Office if needed! It also has rough-in plumbing for either a Bathroom or could become a second Laundry Room. This location and opportunity to own a home of this calibre is rare! Possession is flexible, play structures in the yard are included if desired, AC of course, and so many advantages you do not want to wait on! Don't forget the amenities in Elbow Valley: tennis, ponds, clubhouse, pathways, and parks!