



GRASSROOTS
REALTY GROUP

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43 Clear Creek Place
Rural Rocky View County, Alberta

MLS # A2331411



\$1,299,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,633 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt	Condo Fee:	\$ 525
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-13
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	None
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OPEN HOUSE SAT SEPT 26 2:00-4:00 & SUN SEPT 27 1:00-4:00!!! This beautiful Luxury VILLA features three bedrooms and a den, with a fully developed WALKOUT basement. The spacious foyer is a great place to greet your guests and bring them in to this great open plan with a dream kitchen with large Island with seating, built in upgraded stainless steel appliances and chimney hood fan and pristine quartz counter top. The Study is conveniently located near the foyer, The great room with raised 10' ceilings showcases a full height stone fireplace and overlooks the covered rear deck. The dining room allows lots of room for furniture and dining. The primary suite has a luxurious ensuite with oversize curbless fully tiled shower and stand-alone soaker tub as well as oversize vanity with double sinks and drawers plus a spacious walk-in closet. Convenient laundry with sink and 1/2 bath complete the main floor. The developed walkout basement comes with 2 large bedrooms, wonderful rec room and full bathroom. Storage galore in this basement is an added bonus. Exposed aggregate patio below the covered deck to enjoy your fully landscaped and irrigated sunny south west back yard. Many other features of this home include many windows, hardwood and tile floors, open staircase, upgraded lighting throughout, epoxy floor in the garage & central air. Take a walk around Fisherman's Lake or maybe play a round of golf at Elbow Springs Golf Course as this property is in the perfect location. Properties like this don't come up often and this one is a must see!