



GRASSROOTS
REALTY GROUP

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243 Whispering Water Way
Rural Rocky View County, Alberta

MLS # A2346029



\$1,030,000

Division:	Elbow Valley		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,323 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 206
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC13
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Oversized stainless steel side-by-side refrigerator/freezer in kitchen		

Welcome to Elbow Valley, one of Calgary's premier estate communities and a nationally recognized neighbourhood named Canada's Community of the Year (twice) and Calgary's Community of the Year (four times). Known for estate homes, natural surroundings, and private amenities, it offers peaceful living just minutes from the city. This home sits on a large estate lot with no rear neighbours, offering privacy, open views, and a quiet natural setting. Offering over 3,400 sq. ft. of developed living space, this home features 5 bedrooms and 3.5 bathrooms, including a fully finished walkout basement. Central air conditioning provides year-round comfort throughout. A spacious front foyer welcomes you in, with a dedicated main-floor office just off the entry. The main level is bright and open-concept, designed for both everyday living and entertaining with excellent natural light throughout. The gourmet kitchen includes a gas cooktop, quartz counters, oversized island with storage, abundant cabinetry, and a coffee station. It flows into the dining area, which opens onto a south-facing balcony, ideal for morning coffee or evening sunsets. Main floor also includes a powder room and laundry area, adding everyday convenience to the thoughtful layout. Upstairs, the primary suite offers a spacious retreat with a 5-piece ensuite featuring dual sinks, his and hers closets, and access to a private south-facing veranda. Two additional bedrooms and a 4-piece bathroom complete the upper level, offering a well-balanced family layout. The walkout basement extends the living space with two additional bedrooms and a large recreation room, providing flexible use for guests, extended family, or entertainment, while maintaining a natural connection to the upper levels. The backyard is a standout feature—south-facing, over 7,000 sq. ft., and backing onto open

space with no rear neighbours. A fire pit area creates an inviting outdoor setting designed for year-round enjoyment. Residents enjoy the Elbow Valley Residents Club, offering a fitness facility, meeting rooms, and year-round programming including fitness classes, seasonal events, and social gatherings that foster a strong sense of community. The neighbourhood is further enhanced by three private lakes for swimming, skating, and fishing, along with beaches, playgrounds, picnic areas, fire features, and an extensive network of walking and biking trails woven through preserved natural green space. For golf enthusiasts, Elbow Springs Golf Club is just minutes away, offering 27 holes in a scenic river valley setting. Despite its quiet, estate-style atmosphere, Elbow Valley offers excellent connectivity with quick access to Stoney Trail, providing efficient routes to Calgary, the airport, and all major districts. A rare opportunity to own a home of this size, setting, and quality in one of Calgary's most established and sought-after estate communities. Book your private showing today!