



**GRASSROOTS**  
REALTY GROUP

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## 408 Clearwater Landing Rural Rocky View County, Alberta

**MLS # A2215150**



# \$1,775,000

<b>Division:</b>	Elbow Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,227 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Driveway, Heated Garage, Insulated, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Landscaped, Lawn, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Stone, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 231
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	6-24-2-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Back up battery for sump pump, refrigerator (basement), dishwasher in basement bar, microwave convection oven (kitchen), Built in vegetable steamer/bread maker (kitchen), beverage fridge (basement bar), integrated dual drawer freezers (kitchen), steam shower unit, garage door opener x2, garage keypad, all attached shelves and cabinets in garage, control 4 system, all wi-fi and audio components, TV wall mounts x 3 (kitchen, gym, basement bedroom), TV's x 2 (kitchen, gym), security system panel and 8 motion sensors (not monitored), Phantom retractable screen doors x3, all outdoor pots, decorative lamp stand (front flower bed), Watts Soffit lighting, outdoor storage box, irrigation, all window covering hardware, ceiling fans, rubber gym floor, rainbarrell with downspout attachment, wine room racking, all VVI-fi boosting/enhancement systems

408 Clearwater Landing in the desirable community of Elbow Valley. This former Knightsbridge show home offers over 4500 SF of exquisite craftsmanship. Maintained to the finest standards, the luxurious 4-bedroom, 4-bathroom residence is an exemplary offering of Quality & Design. The main floor showcases dramatic architectural details incl. a grand fireplace w/ genuine sandstone surround, expert custom millwork, vaulted & coffered ceilings & stunning windows. The living room w/ its wood burning fireplace is a model of elegance & comfort. Rich maple cabinets extend through the expansive kitchen, boasting high-end Wolf & Sub-Zero appliances & incl. gas cooktop w/ vegetable steamer & bread maker, dual freezers & 125 bottle wine fridge. Thick granite countertops & a large island complete this luxurious culinary space. The dining room features a custom built-in buffet w/ granite top & sink, & gives access to the spacious deck. handsome library, w/ its coffered ceiling & custom milled bookcases is a standout as one the most distinctive & cherished spaces in the home. The maple hardwood flooring carries to the spacious owner's suite which also offers private access to the deck. A custom shelving system brings organization to the over-sized his & her walk-in closets while the ensuite continues to reflect the home's luxurious design w/ dual maple vanities & granite counter tops, heated floors & deep soaker tub. Completing the spectacular main floor is a powder room, mud & laundry room w/ custom storage & pantry. The professionally developed lower level is finished to the same exacting standards & provides direct walk-out access to the backyard & patio. The massive family room accommodates a games table while the corner fireplace brings warmth & ambiance to the space. A well-appointed bar w/ beverage fridge & Fisher Paykel dishwasher

leads to a generous-sized wine cellar. Three additional bedrooms&mdash;one w/ built-in cabinetry & used as an office&mdash;along with a 2nd full bathroom & a home gym w/ steam shower & vanity, round off this very special level. Other notable highlights incl. 1) a triple garage w/ heated & poly-urethane coated floors, built-in cabinets, & dog wash, 2) Watts soffit lighting, 3) in-floor heat in the foyer, ensuite, & lower level, 4) instant hot water, 5) air conditioning, 6) central vacuum, 7) water softener, 8) reverse osmosis system, 9) irrigation, & 10) enclosed dog run w/ synthetic grass & matching deck rail. Elbow Valley is an award-winning community located 17 minutes West of downtown. Here nature, community, & wildlife come together to create an unparalleled setting. Enjoy yoga at the clubhouse, a game of pickleball or tennis, or swimming, kayaking, on the lake. With nearly 30 km of scenic pathways, you&rsquo;ll love exploring everything Elbow Valley has to offer. This outstanding property delivers it all &ndash; a luxury residence, prestigious neighbourhood, & an extraordinary lifestyle. Welcome home to 408 Clearwater Landing! \*View the full list of features.