



15 Elderberry Way
Rural Rocky View County, Alberta

MLS # A2176109



\$915,600

Division:	Harmony		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,204 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Lake, Garden, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	7-25-3-W5
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)

Inclusions: N/A

Introducing the Copeland 2 by Sterling Homes, a 2,129 sq. ft. lane home that blends modern design with Craftsman-inspired charm. This 4-bedroom, 3.5-bathroom home offers a 2-car detached garage and features a well-equipped kitchen with a slide-in induction range, built-in air fryer oven, microwave, French door fridge with waterline, and a walk-in pantry. The main floor boasts a cozy gas fireplace, a versatile den, built-in dining room cabinets, and 9' basement ceilings with full basement development and 1 bed area with rough-ins. Upstairs, a vaulted bonus room leads to a primary bedroom with a 5-piece ensuite, including a standalone tub, dual sinks, and a fully tiled shower. Additional features include a side entrance, gas line for BBQs, and Smart Energy certification for up to 20% savings on utilities. Located in a vibrant community near parks, schools, and shopping, this home is built for comfort and convenience. *Photos are representative.