

\$1,775,000 - 408 Clearwater Landing, Rural Rocky View County

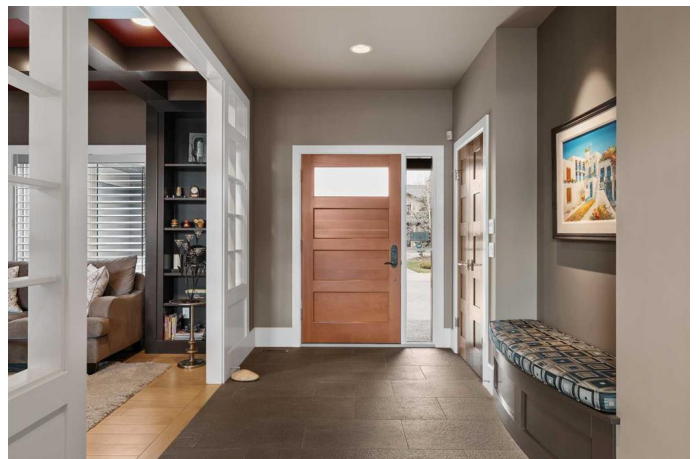
MLS® #A2215150

\$1,775,000

4 Bedroom, 4.00 Bathroom, 2,227 sqft
Residential on 0.22 Acres

Elbow Valley, Rural Rocky View County,
Alberta

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 â€“ 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 ownerâ€™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 homeâ€™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—one w/ built-in cabinetry & used as an office—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™ll love exploring everything Elbow Valley has to offer. This outstanding property delivers it all — a luxury residence, prestigious neighbourhood, & an extraordinary lifestyle. Welcome home to 408 Clearwater Landing! *View the full list of features.

Built in 2005

Essential Information

MLS® #

A2215150

Price	\$1,775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,227
Acres	0.22
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	408 Clearwater Landing
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3T8

Amenities

Amenities	Beach Access, Clubhouse, Other, Park, Parking, Picnic Area, Playground, Racquet Courts
Parking Spaces	8
Parking	Driveway, Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Steam Room
Appliances	Central Air Conditioner, Dishwasher, Garburator, Gas Cooktop, Instant Hot Water, Oven-Built-In, Range Hood, Refrigerator, Warming Drawer, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator, Trash Compactor
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Lighting
Lot Description	Back Yard, Landscaped, Lawn, Underground Sprinklers, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2025
Days on Market	5
Zoning	R1

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.