

# \$1,150,000 - 131 Clear Creek Place, Rural Rocky View County

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MLS® #A2225221

**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 1,623 sqft  
Residential on 0.20 Acres

NONE, Rural Rocky View County, Alberta

4 BEDROOMS | 2 1/2 BATHROOMS | WALKOUT VILLA | 3,194 SQ FT OF LIVING SPACE | HEATED DOUBLE ATTACHED GARAGE | OPEN LAYOUT | Welcome to this beautifully appointed walkout bungalow in the exclusive community of Swift Creek close to Elbow Valley, offering 3,194 sqft of refined living space with 4 bedrooms and 2.5 bathrooms. Nestled in a quiet cul-de-sac with no neighbours behind, this semi-detached luxury home offers privacy, functionality, and designer touches throughout. The large windows throughout the home bring in an abundance of natural light. The main floor features high ceilings, gorgeous hardwood floors, and a bright open-concept layout. The gourmet kitchen is the focal point of the space with quartz countertops, custom cabinetry, a gas cooktop, double oven, and expansive island, perfect for hosting friends and family. The spacious living room centers around a gas fireplace and flows effortlessly into the dining area and gourmet kitchen. Step outside to the upper composite deck complete with bbq gas line and custom remote controlled privacy blinds, ideal for enjoying the outdoors in comfort and uninterrupted. The primary retreat features automated Hunter Douglas privacy blinds, a generous walk-in closet with built-ins, and a spa-like 5-piece ensuite with heated floors, soaker tub and dual vanity. A stylish powder room, office, and spacious laundry



room with storage complete the main floor. Enjoy the convenience of entering through the mudroom off the heated double attached garage. The walkout basement is fully finished and includes a large recreation room with custom built-in wet bar with granite countertop, three additional spacious bedrooms with large closets, a full 4-piece bathroom, and an oversized storage room. Additional highlights include central air conditioning, 62 gallon hot water tank, and sump pump. For convenience, the home also includes hose bibs on the upper deck, lower deck and in the garage. Enjoy the ease of low-maintenance living with condo fees covering all exterior maintenance, snow removal, and lawn care. Located just minutes from Calgary's west edge, this exceptional home offers the perfect blend of luxury, tranquility, and convenience. Book your showing today!

Built in 2023

**Essential Information**

MLS® #	A2225221
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,623
Acres	0.20
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

**Community Information**

Address	131 Clear Creek Place
Subdivision	NONE

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0E9

### Amenities

Amenities	Clubhouse, Park
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Lighting, Misting System
Lot Description	Lawn, No Neighbours Behind, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	10
Zoning	DC-13
HOA Fees Freq.	ANN

### Listing Details

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