

\$1,075,000 - 67 Sweetwater Place, Rural Rocky View County

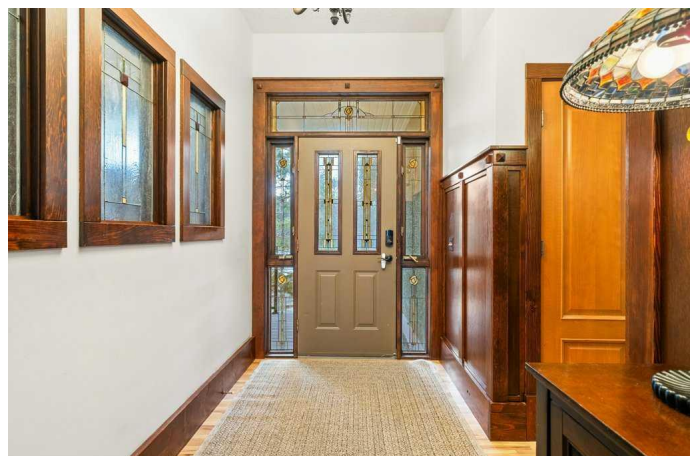
MLS® #A2199918

\$1,075,000

3 Bedroom, 3.00 Bathroom, 1,539 sqft
Residential on 0.21 Acres

Elbow Valley West, Rural Rocky View County,
Alberta

Fully developed walkout bungalow located on a pie lot at the end of a cul-de-sac in Elbow Valley Estates. Extensive millwork and added upgrades throughout offer a location, design and plan to suit a lock and leave lifestyle. Exposed front drive, irrigation epoxy garage flooring with EV charger and a front porch with composite decking. Newer furnace, hot water tank, Central air, rear composite decking, garage doors, fridge, gas stove, washer, dryer, dishwasher, fresh new interior paint, LVP added to the stairs and entire lower level and renovated lower bath. Enter into 10' ceilings, Oak hardwood flooring, stain glass accents, solid core 8' doors with access to the 2-piece bath just off the family size laundry/mudroom. A front den/flex room with 10" baseboards looks out on to the front of the home with the open design kitchen, dining and lifestyle room to the back. A plethora of kitchen cabinet and counter space with a central island, corner pantry, upper transom windows, granite counters, a Samsung fridge, Bosch dishwasher, Cafe gas stove all positioned beside the family dining area with garden door access to your deck with BBQ gas line and stairs to below with new carpet completed in the lifestyle room. The main floor primary bedroom offers room for all sizes of furniture placement with its own 5-piece en-suite bath including his and her sinks, a separate full size



shower, walk-in closet, 3 transom windows tiled floors and deep soaker tub. The fully developed walkout lower level adds to the home's value with a gas fireplace, a full width recreation room, a 3-piece bath, 2 generous size kids or guest rooms, massive storage option in the utility room 9' ceilings, in-floor heating, water softener, high-efficient furnace and central vacuum. Enjoy the luxury of an Estate community and local amenities such as swimming, pathways, ice skating, golfing, and local events within this established wooded area the perfect spot to get out and experience!

Built in 2002

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2199918 |
| Price | \$1,075,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,539 |
| Acres | 0.21 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 67 Sweetwater Place |
| Subdivision | Elbow Valley West |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z 3C6 |

Amenities

| | |
|----------------|---|
| Amenities | Park, Parking, Picnic Area, Playground, Racquet Courts |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Aggregate, In Garage Electric Vehicle Charging Station(s) |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Natural Woodwork, Separate Entrance |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Garburator, Gas Stove |
| Heating | In Floor, Forced Air, Natural Gas, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Gas, Tile, Mantle, Recreation Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Storage |
| Lot Description | Landscaped, Lawn, Cul-De-Sac, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 41 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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