

# \$1,550,000 - 328 Whispering Water Bend, Rural Rocky View County

MLS® #A2208732

**\$1,550,000**

5 Bedroom, 4.00 Bathroom, 2,052 sqft  
Residential on 0.29 Acres

Elbow Valley, Rural Rocky View County,  
Alberta

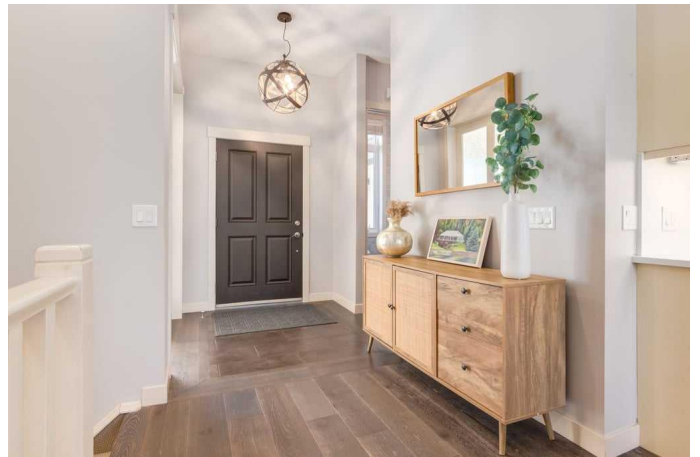
Crafted by the renowned Arcuri Homes, this exquisite residence showcases upscale finishes, modern updates, and thoughtful family-friendly design throughout.

From the moment you step inside, you'll notice the attention to detail—from the soaring 10-foot ceilings on the main level to the beautifully updated engineered maple hardwood floors and all-new lighting that elevate the space. A recent refresh includes new paint, a new quartz countertop and backsplash in the kitchen, and upgrades that make this home both stylish and functional.

The welcoming foyer leads past a sophisticated dining room (or optional home office) into a dream kitchen, complete with a showstopping oversized island, GE gas stove, all stainless steel appliances, a built-in computer niche, walk-through pantry, and a wine fridge. It's a perfect space for cooking and gathering.

The adjoining living room is warm and inviting, featuring a cozy fireplace and built-in shelving. From the breakfast nook, step outside into a serene and spacious backyard—with LED outdoor lighting on the side and front, fire pit, mature trees, and a pergola-covered patio that's™s ideal for entertaining or peaceful evenings under the stars.

The primary suite offers a luxurious retreat with a generous walk-in closet and spa-like



5-piece ensuite. A second main-floor bedroom includes its own 4-piece bathroomâ€”perfect for guests or multigenerational living.

The lower level is bright and open, thanks to 9-foot ceilings and large windows that let in plenty of natural light. It's designed for comfort and fun, with in-floor heating, three additional bedrooms, a Jack-and-Jill 5-piece bathroom, a media/games room wired for 5.1 surround sound, and a dedicated fitness area. The entire home is equipped with central A/C and built-in speakers.

Practical touches include a large mudroom with three custom-built lockersâ€”ideal for kids to keep their gear organizedâ€”plus a laundry area with a sink. The heated 3-car garage features natural gas heating and four built-in sports/activity lockers for the active family. An invisible pet fence surrounds the entire property to keep pets safe and close to home. Additional updates include a new roof (January 2018).Â

Set on a quiet cul-de-sac with no through traffic, this property also offers a park at one end of the street and a basketball area just steps awayâ€”making it the perfect location for families.

With 5 bedrooms, 3.5 baths, elegant upgrades, and unmatched functionality, this exceptional home delivers luxury living with everyday comfort.

Built in 2006

### **Essential Information**

MLS® #	A2208732
Price	\$1,550,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,052

Acres	0.29
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	328 Whispering Water Bend
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3T3

### **Amenities**

Amenities	Clubhouse, Fitness Center, Gazebo, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Dog Park, Golf Course
Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
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Lot Description	Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	16
Zoning	DC13

### **Listing Details**

Listing Office	eXp Realty
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