

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

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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

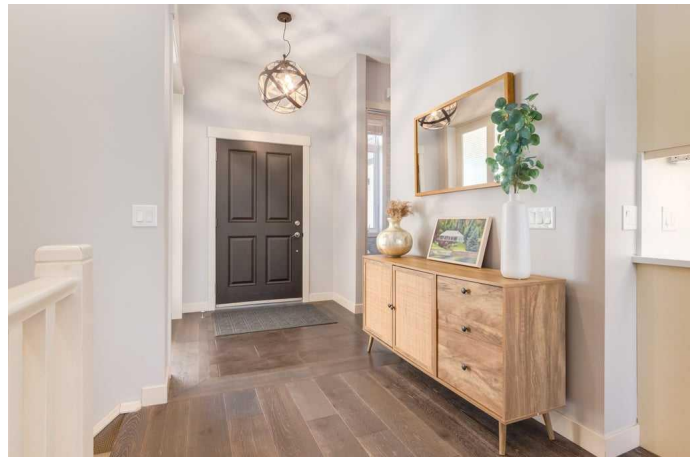
Crafted by the renowned Arcuri Homes, this exquisite residence showcases upscale finishes, modern updates, and thoughtful family-friendly design throughout.

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 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 |
|-------------------|----------|

|                 |                              |
|-----------------|------------------------------|
| 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 | 13              |
| Zoning         | DC13            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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