

**404 Whispering Water Trail**  
**Rural Rocky View County, Alberta**

**MLS # A2290896**



**\$2,095,000**

<b>Division:</b>	Elbow Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,949 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Aggregate, Quad or More Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Landscaped, Many Trees		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Marble, Tile	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 231
<b>Basement:</b>	Full	<b>LLD:</b>	6-24-2-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Crown Molding, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Separate Entrance, Steam Room, Vaulted Ceiling(s), Wired for Sound		
<b>Inclusions:</b>	TV bracket(s)		

Welcome to luxury living in the prestigious community of Elbow Valley—an award-winning neighborhood just minutes from the city. Surrounded by forests, rivers, and lakes, this custom-built two-story home offers an exceptional lifestyle with a rare four-car heated garage offering over 5690 square feet of living area. As you arrive, the sense of privacy and natural beauty immediately sets the tone. As you enter the home there is a spacious foyer with built-in cabinetry. Just off the entrance is a private powder room and an impressive living room featuring soaring 20-foot vaulted ceilings, abundant natural light, built-in cabinetry, and a cozy wood-burning fireplace. The main floor also showcases an elegant formal dining room with vaulted ceilings highlighted by a two-way fireplace that connects seamlessly to the Italian-inspired chef’s kitchen, complete with high-end appliances, a large island, and stunning marble countertops. Adjacent to the kitchen is a bright breakfast nook with access to a barbecue patio and a secondary entrance to the home. The large mudroom has a second half bathroom leading to the garage which features storage cabinet, built in bike racks, and a dog washing station. Step outside to enjoy the beautifully treed and private backyard featuring a covered deck, fire pit area, and space for a trampoline—perfect for family gatherings and outdoor relaxation. There are two parks right beside the house for your kids to play with friends. Upstairs, you’ll find two generously sized bedrooms, each with its own ensuite bathroom and walk in closets. The dream-worthy primary retreat spans over 935 sq. ft., offering a sitting area, spacious walk-in closet, and a luxurious five-piece ensuite. A bonus room overlooking the main floor adds additional living space and architectural charm. The fully developed basement is designed for

entertainment and wellness, featuring a recreation room with a pool table, gathering space, and wet bar. The lower level also includes a fourth bedroom with walk in closet, a full bathroom with a steam room, and a dedicated gym—ideal for home workouts. Comfort is ensured year-round with in-floor heating in the basement and full air-conditioning throughout the home. Residents of Elbow Valley also enjoy access to the Elbow Valley Residents Club and hundreds of acres of preserved natural parkland offering unmatched recreation including hiking, biking, kayaking, swimming, fishing, skating, tennis, and beach activities. Commuting is effortless with quick access to Stoney Trail, placing downtown Calgary approximately 20 minutes away. Shopping is conveniently nearby at Westhills Towne Centre and Aspen Landing Shopping Centre. The area is served by excellent schools including Springbank Community Schools, and private schools Webber Academy, Rundle College, and Calgary French & International School. A rare opportunity to own an extraordinary home in one of the Calgary's most desirable communities—book your private showing today before it's gone.