

# \$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

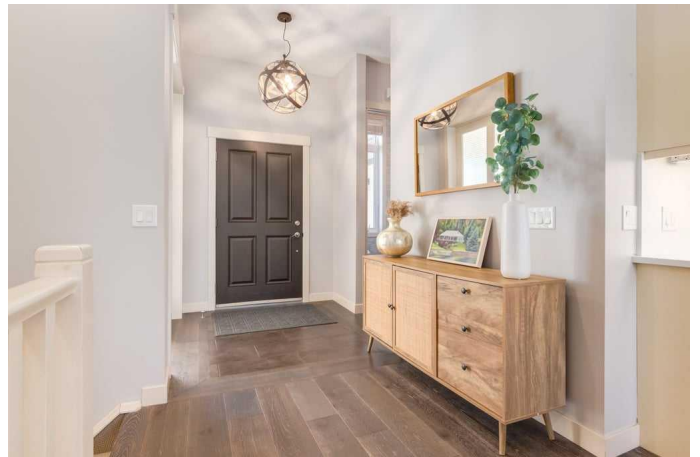
Crafted by the renowned Arcuri Homes, this exquisite residence showcases upscale finishes, modern updates, and thoughtful family-friendly design throughout.

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™ 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	14
Zoning	DC13

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.