

# \$1,450,000 - 16 Fishermans Point, Rural Rocky View County

---

MLS® #A2225515

**\$1,450,000**

3 Bedroom, 3.00 Bathroom, 2,284 sqft  
Residential on 0.22 Acres

Elbow Valley, Rural Rocky View County,  
Alberta

A Rare Retreat in Elbow Valley, such private living with quick access into the city. Tucked into a quiet cul-de-sac and backing onto untouched forest, this 3 bedroom, 2.5 bath walk-out home offers the kind of peace and seclusion that's nearly impossible to find this close to Calgary. Inside, timeless hardwood floors flow through a thoughtfully designed layout featuring a private upper-level primary retreat, dedicated home office, and recent upgrades including a new furnace and hot water tank (2021). With no neighbours in front and uninterrupted views of the trees behind, every window frames nature at its finest.

This is a lifestyle home! Steps from Elbow Valley's private swimming and fishing lakes, where evening walks, weekend paddles, and access to the mountains becomes part of the normal routine. A space where you can actually enjoy the outdoors without feeling like the neighbours are watching. Whether you're raising teens who thrive in wide-open space or downsizing into something more peaceful without sacrificing elegance, this home is the perfect fit. Homes like this rarely come to market in this desirable area. Book your private tour today!

Built in 2002



## Essential Information

MLS® #	A2225515
Price	\$1,450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,284
Acres	0.22
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	16 Fishermans Point
Subdivision	Elbow Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T2E 8K4

## Amenities

Amenities	Beach Access, Boating, Clubhouse, Golf Course, Park, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	6
Parking	Oversized, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Breakfast Bar, Built-in Features, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Family Room, Gas, Master Bedroom, Den
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Greenbelt, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Secluded, Treed
Roof	Asphalt Shingle
Construction	Shingle Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	4
Zoning	R-1
HOA Fees Freq.	MON

## 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.