



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**329 CREEKSTONE Rise, Rural Rocky View County T3L 0C9**

MLS® #: **A2121315**

Area: **Watermark**

Listing Date: **04/12/24**

List Price: **\$3,350,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

Year Built:

**2015**

Abv Sqft:

**4,405**

Lot Information

Lot Sz Ar:

**14,374 sqft**

Low Sqft:

Ttl Sqft:

**4,405**

Lot Shape:

DOM

**37**

Layout

Beds:

**4 (3 1 )**

Baths:

**5.0 (4 2)**

Style:

**2 Storey**

Parking

Ttl Park:

**7**

Garage Sz:

**3**

Access:

Lot Feat:

**Backs on to Park/Green Space,Cul-De-Sac,Lawn,No Neighbours Behind,Underground Sprinklers,Pie Shaped Lot,See Remarks**

Park Feat:

**Heated Garage,Insulated,Oversized,See Remarks,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler,In Floor,Forced Air**  
Sewer: **Public Sewer**  
Ext Feat: **Balcony,Outdoor Grill**

Construction: **See Remarks,Stone,Stucco**  
Flooring: **Carpet,Ceramic Tile,Concrete,Cork,Hardwood**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Washer,Water Purifier**  
Int Feat: **Bar,Breakfast Bar,Ceiling Fan(s),Chandelier,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Soaking Tub,Tankless Hot Water,Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>20`5" x 15`9"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>18`5" x 12`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>18`6" x 11`8"</b>	<b>Pantry</b>	<b>Main</b>	<b>10`4" x 8`5"</b>
<b>Entrance</b>	<b>Main</b>	<b>9`4" x 11`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`6" x 19`6"</b>
<b>Entrance</b>	<b>Main</b>	<b>9`10" x 8`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`6" x 5`11"</b>
<b>Office</b>	<b>Main</b>	<b>16`0" x 10`11"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>27`2" x 16`8"</b>

6pc Ensuite bath	Second	12`10" x 20`0"	Walk-In Closet	Second	11`6" x 15`7"
Bedroom	Second	19`10" x 22`3"	Walk-In Closet	Second	6`2" x 5`7"
4pc Ensuite bath	Second	5`4" x 9`6"	Laundry	Second	8`11" x 11`8"
Bedroom	Second	19`6" x 17`3"	4pc Ensuite bath	Second	10`5" x 4`11"
Walk-In Closet	Second	4`11" x 5`10"	Exercise Room	Lower	18`5" x 24`1"
Media Room	Lower	20`10" x 13`7"	Wine Cellar	Lower	7`7" x 10`5"
Other	Lower	15`10" x 10`6"	2pc Bathroom	Lower	10`10" x 5`7"
Game Room	Lower	33`8" x 21`8"	Bedroom	Lower	15`3" x 13`11"
4pc Bathroom	Lower	10`8" x 4`10"	Walk-In Closet	Lower	6`11" x 6`3"
Sunroom/Solarium	Main	20`3" x 17`11"	Balcony	Main	21`3" x 17`2"
Balcony	Second	10`10" x 9`3"	Mud Room	Main	10`7" x 17`2"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-1**  
Legal Desc: **1311979**

Remarks

Pub Rmks: Experience the splendor of this custom-built residence situated in a quiet cul-de-sac overlooking a serene pond in the prestigious Watermark community. Spanning over 6800 square feet of luxurious and functional living space, this home is a masterpiece of design and craftsmanship. Upon entry, a grand foyer welcomes you with a custom-built wardrobe closet and a convenient half bath nearby. The main floor features an elegant office with an exquisite barn door for privacy, offering scenic views of Watermark's tranquil ponds and mountains. The great room showcases breathtaking vistas of the rocky mountains, centred around a striking granite-fronted two-way gas fireplace and embellished with hardwood and tile flooring. The heart of the home is the gourmet kitchen, boasting quartz countertops and top-of-the-line appliances including two Asko dishwashers, a double Fisher-Paykel fridge, Miele steam oven, Wolfe gas range, built-in oven, built-in microwave, and a Butler's pantry with a bar fridge. Adjacent to the kitchen, a fabulous mudroom with lockers leads to an oversized triple attached insulated heated garage. This residence features a state-of-the-art sound system with 8 audio zones and includes 12 TVs, all controllable via remote or smartphone ELAN technology. A cozy breakfast nook adjacent to the island provides access to an indoor covered patio with remote wind-canceling screens, a built-in BBQ, gas fireplace, TV, and overhead heaters. Upstairs, three large bedrooms each offer separate sitting areas. The primary suite boasts a two-way gas fireplace, a wet bar with a bar fridge, a private balcony, a feature-lit wall, and expansive view windows. The luxurious master ensuite features a fireplace by the tub, dual sinks, a steam shower, and a massive walk-in closet with shelving and an island. The upper-level laundry room is equipped with upper and lower cabinets for added convenience. The walkout basement level is an entertainer's dream, featuring a bedroom with a 4-piece ensuite, a gym, a family room, a media room with projector and screen, and a wet bar with a quartz island and bar fridge. Additionally, this level boasts its own temperature-controlled wine room and polished concrete floors. Enhancing the exterior are two covered patios adorned with stone, tile, cedar, and acrylic stucco. Enjoy the privacy of this location overlooking the pond and access to kilometers of walking paths within the community. This home is loaded with inclusions including 2 air conditioners, a water filtration system, and an irrigation system. Welcome to your new dream home!

Inclusions: Dining nook table, all TV's (10), all stereo equipment in theatre room plus screen and projector. 3 bar fridges.  
Property Listed By: Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123























