



THE
A-TEAM

**RE/MAX
FIRST**

329 CREEKSTONE Rise, Rural Rocky View County T3L 0C9

MLS®#: **A2156115** Area: **Watermark** Listing Date: **08/08/24** List Price: **\$3,100,000**
 Status: **Active** County: **Rocky View County** Change: **-\$100k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2015**

Lot Information

Lot Sz Ar: **14,374 sqft**
 Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Street Lighting,Underground Sprinklers,Paved,Pie Shaped Lot,See Remarks**
 Park Feat: **Heated Garage,Insulated,Oversized,See Remarks,Triple Garage Attached,Workshop in Garage**

DOM

42
Layout
 Beds: **4 (3 1)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **3**

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,Hardwood,Tile**
 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,Window Coverings**

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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	20`5" x 15`9"	Breakfast Nook	Main	18`5" x 12`9"
Dining Room	Main	18`6" x 11`8"	Entrance	Main	9`4" x 11`9"
Entrance	Main	9`10" x 8`10"	Office	Main	16`0" x 10`11"
Bedroom - Primary	Second	27`2" x 16`8"	6pc Ensuite bath	Second	12`10" x 20`0"

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **1311979**

Zoning:
R-1

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! ****don't forget to watch the video tour!****

Inclusions: Dining nook table, all TV's (10), all stereo equipment in theatre room plus screen and projector, 2 bar fridges.
Property Listed By: Royal LePage Benchmark

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











