



THE
A-TEAM

**RE/MAX
FIRST**

329 CREEKSTONE Rise, Rural Rocky View County T3L 0C9

MLS® #: **A2174526** Area: **Watermark** Listing Date: **10/22/24** List Price: **\$3,099,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **2015** Abv Sqft: **4,405**
 Lot Information Low Sqft:
 Lot Sz Ar: **14,374 sqft** Ttl Sqft: **4,405**
 Lot Shape:

DOM

30
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,Landscaped,Many Trees,Underground Sprinklers,Pie Shaped Lot,See Remarks**
 Park Feat: **Aggregate,Heated Garage,Insulated,Oversized,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,In Floor,Forced Air**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony,Built-in Barbecue**

Construction: **Stone,Stucco,Wood Frame**
 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),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Purifier,Window Coverings**

Int Feat: **Bar,Built-in Features,No Smoking Home,See Remarks,Smart Home,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`4" x 13`1"	Pantry	Main	10`4" x 8`6"
Nook	Main	18`6" x 12`7"	Living Room	Main	20`7" x 18`2"
Dining Room	Main	18`6" x 12`0"	Office	Main	16`1" x 10`11"
2pc Bathroom	Main	7`6" x 5`11"	Foyer	Main	19`10" x 12`2"
Mud Room	Main	17`2" x 12`6"	Bedroom - Primary	Second	16`6" x 15`10"

5pc Ensuite bath	Second	20`0" x 12`10"	Flex Space	Second	16`6" x 12`11"
Bedroom	Second	12`1" x 11`5"	Walk-In Closet	Second	6`2" x 5`7"
4pc Ensuite bath	Second	9`7" x 5`4"	Flex Space	Second	19`10" x 7`10"
Bedroom	Second	11`0" x 10`11"	Walk-In Closet	Second	5`10" x 4`11"
4pc Ensuite bath	Second	10`5" x 4`11"	Flex Space	Second	17`4" x 7`11"
Laundry	Second	11`9" x 8`11"	Game Room	Lower	24`6" x 13`9"
Other	Lower	16`2" x 9`11"	Media Room	Lower	20`10" x 13`7"
Exercise Room	Lower	23`11" x 18`5"	Bedroom	Lower	15`4" x 13`11"
Walk-In Closet	Lower	6`11" x 6`3"	4pc Ensuite bath	Lower	10`9" x 4`11"
2pc Bathroom	Lower	10`9" x 5`7"	Furnace/Utility Room	Lower	25`6" x 19`8"
Sunroom/Solarium	Main	20`0" x 18`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple DC141
Legal Desc: **1311979**

Remarks

Pub Rmks: **Discover the epitome of luxury in this custom-built home, on a tranquil cul-de-sac with stunning views of a serene pond in the prestigious Watermark community. Designed for luxury living, this home offers over 6700 sq. ft. of exquisite craftsmanship and high-end finishes. Enter the grand foyer, where a custom wardrobe closet beautifully blends functionality and style. The main floor features an elegant office and a spacious great room, both with stunning views of the serene pond. A striking two-way granite fireplace adds a warm and inviting ambiance. Seamlessly connecting to the great room, is a gourmet kitchen and raised dining room. The chef's kitchen is a true masterpiece, equipped with top-of-the-line appliances, including a Wolf gas range, Miele steam oven, built-in oven and microwave, two built-in Asko dishwashers, and a double Fisher-Paykel refrigerator. A large butler's pantry with a bar fridge and sink (could be converted into a spice kitchen), add to the culinary appeal. The main level extends to a large, covered patio, fully screened for year-round enjoyment, complete with a built-in BBQ, gas fireplace, TV, and overhead heaters. This home is ideal for entertaining, featuring an advanced built-in sound system with eight audio zones and eleven TVs, all managed by ELAN technology. Upstairs, discover three spacious bedrooms, each with a seating area and ensuite. The primary suite is a true sanctuary, offering a two-way gas fireplace, a wet bar, private balcony with stunning pond and mountain views, and a dramatic feature-lit wall. The spa like ensuite includes a fireplace beside the tub, a steam shower, and a vast walk-in closet with an island and custom built-ins. The upper level is completed by a well-appointed laundry room, custom cabinetry and a window for natural light. The fully developed walkout basement is designed for entertainment, featuring polished concrete floors, in-floor heating, family room, oversize gym, bedroom with four-piece bathroom, and custom-tiered media room with a projector and screen. The temperature-controlled wine room adds a touch of sophistication, perfect for the wine connoisseur in the family. Additional highlights include a spacious heated three-car garage with a workshop, built-in mudroom lockers, two covered patios, pie-shaped lot with mature landscaping, irrigation system, dual air conditioning units, and a water filtration system. This home redefines luxury living. Don't miss your chance to own this piece of paradise! BE SURE TO CHECK OUT THE VIRTUAL TOUR!!! OPEN HOUSE SATURDAY NOV 9th 1-4PM**

Inclusions: **Dining nook table, basement bar table, all tv's and mounts(11), All stereo equipment in theatre room plus screen and projector, 3 bar fridges**
Property Listed By: **Real Broker**

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











