



THE
A-TEAM

**RE/MAX
FIRST**

329 CREEKSTONE Rise, Rural Rocky View County T3L 0C9

MLS®#: **A2185698** Area: **Watermark** Listing Date: **01/06/25** List Price: **\$2,999,900**
 Status: **Pending** 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

26
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** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Boiler,In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Concrete,Cork,Hardwood**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Balcony,Built-in Barbecue** 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, oversized gym, bedroom with four-piece bathroom, and a 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, a 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!!!**

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











