

**329 Creekstone Rise  
Rural Rocky View County, Alberta**

**MLS # A2174526**



**\$3,099,900**

<b>Division:</b>	Watermark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,406 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Aggregate, Heated Garage, Insulated, Oversized, Triple Garage Attached, W		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Lawn, No Neighbours Behind, L		

<b>Heating:</b>	Boiler, In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Cork, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC141
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, No Smoking Home, See Remarks, Smart Home, Wired for Sound		

**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

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