

**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!!!