



GRASSROOTS
REALTY GROUP

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309 Creekstone Rise
Rural Rocky View County, Alberta

MLS # A2226625



\$2,399,000

Division:	Watermark		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,032 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Garage Door Opener, Garage Faces Front, Garage Faces Side, H		
Lot Size:	0.28 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Man		

Heating:	High Efficiency, In Floor, Fireplace(s), Humidity Control, Radiant, Zoned	Water:	Public
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Metal Siding , Stone, Stucco	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	Cable, Cable Internet Access, Electricity, Natural Gas,
Features:	Bar, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Wired for Data, Wired for Sound		
Inclusions:	n/a		

CUSTOM WALKOUT BUNGALOW BACKING ONTO POND AND WATERFALLS! LOCATION!! 309 Creekside Rise is a spacious, open-concept home with 2032ft² on the main floor and 1771ft² developed in the lower walkout level. This home has the cozy, comfortable feel that you want for your family but boasts executive-style entertainment areas. Spaces on the main level include the open great room; dining area; gourmet kitchen complete with pantry; and primary suite. Additionally, there is an office, powder room; laundry and mud room. The lower level includes a media space; games area; and a sunlit gym/yoga space with adjacent bath. There are two bedrooms with adjoining jack n' jill bath. Finishes are current and neutral. Included are attractive glass light fixtures; a handsome gas fireplace feature wall; maple hardwood and tile flooring; two-tone cabinetry; floating vanities; built-in closet spaces and free-standing tubs, to name a few. Features include (but are not limited to) an oversize three-car garage with epoxy floor (including drains); aggregate drive, steps and patio; air conditioning; commercial grade Glowstone soffit lighting; and in-floor heat. The outdoor areas of this home are stunning: the upper deck has a covered area complete with power phantom screens plus an open area. The lower patio is covered and abuts an open patio space. These outdoor spaces overlook the professionally landscaped yard AND a pond collectively creating a private oasis in the midst of this beautiful community. Your family will flourish in these surroundings! Watermark is a distinctive estate community located adjacent to Calgary – enjoy country living right next door to the city giving you access to all amenity, full services and ease of access to all aspects of the City. Within the community enjoy the many pathways, parks and playgrounds as well as the Central Plaza

with its pavilion, picnic areas, fire pit, sports court, and grass fields. Next door is the Glenbow Ranch Provincial Park – a world class network of trails, fishing, picnicking and interpretive programs. The HOA fee lets you enjoy front yard maintenance; weekly garbage and recycling pickup; as well as snow removal on streets/community pathways and general maintenance of the common areas of the community.