\$2,449,000 - 309 Creekstone Rise S, Rural Rocky View County

MLS® #A2226625

\$2,449,000

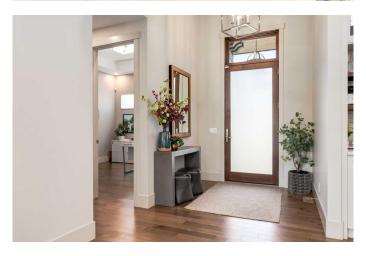
3 Bedroom, 4.00 Bathroom, 2,032 sqft Residential on 0.28 Acres

Watermark, Rural Rocky View County, Alberta

309 Creekstone Rise is a modern, stylish bungalow. It 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 nâ€[™] 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.

Built in 2017

Essential Information

MLS® #	A2226625
Price	\$2,449,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,032
Acres	0.28
Year Built	2017
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	309 Creekstone Rise S
Subdivision	Watermark

City County Province Postal Code	Rural Rocky View County Rocky View County Alberta T3L 0C9	
Amenities		
Amenities Utilities	Other, Park, Picnic Area, Playground, Gazebo Cable Available, Cable Internet Access, Electricity Available, Natural Gas Available, Phone Available, Fiber Optics Available, Garbage Collection, Sewer Connected, Water Available	
Parking Spaces	6	
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached, Aggregate, Garage Faces Side	
# of Garages	3	
Interior		
Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Wired for Sound, Sump Pump(s), Wired for Data	
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Range, Range Hood, Washer, Window Coverings, Wine Refrigerator, Bar Fridge, Built-In Oven	
Heating	High Efficiency, In Floor, Fireplace(s), Humidity Control, Radiant, Zoned	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Gas, Tile, Great Room, Other	
Has Basement	Yes	
Basement	Finished, Full, Walk-Out	
Exterior		
Exterior Features	Lighting, Other, Private Yard	
Lot Description	Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Creek/River/Stream/Pond, Waterfall	
Roof	Asphalt Shingle	
Construction	Metal Siding, Stone, Stucco	
Foundation	Poured Concrete	

Additional Information

Date Listed	June 4th, 2025
Days on Market	5
Zoning	DC141
HOA Fees	213
HOA Fees Freq.	MON

Listing Details

Listing Office RE/MAX House of Real Estate

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