

# \$2,399,000 - 309 Creekstone Rise, Rural Rocky View County

MLS® #A2226625

**\$2,399,000**

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

Watermark, Rural Rocky View County, Alberta

**CUSTOM WALKOUT BUNGALOW BACKING ONTO POND AND WATERFALLS!**

**LOCATION!!** 309 Creekside Rise is a spacious, open-concept home with 2032ft<sup>2</sup> on the main floor and 1771ft<sup>2</sup> 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 & 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	\$2,399,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,032
Acres	0.28
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	309 Creekstone Rise
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

### **Amenities**

Amenities	Park, Playground, Gazebo, Other, Picnic Area
Utilities	Sewer Connected, Cable Available, Cable Internet Access, Electricity Available, Fiber Optics Available, Garbage Collection, Natural Gas Available, Phone Available, Water Available
Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Aggregate, Garage Faces Side, Triple Garage Attached
# 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, Sump Pump(s), Wired for Sound, Wired for Data
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Range Hood, Washer, Window Coverings, Wine Refrigerator, Built-In Refrigerator
Heating	In Floor, Fireplace(s), High Efficiency, Humidity Control, Radiant, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile, Other
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Lighting, Other, Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Waterfall
Roof	Asphalt Shingle
Construction	Stone, Stucco, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	28
Zoning	DC141
HOA Fees	213
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.