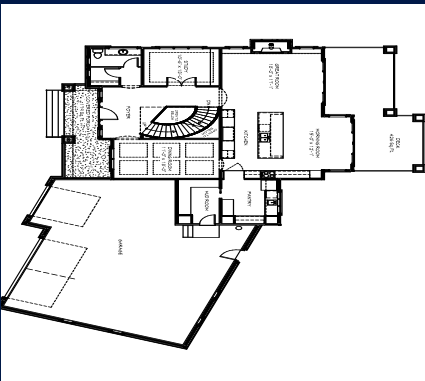


Quick Possession Home by Trickle Creek Homes

\$1,798,462 GST Inc.

Main Floor



Upper Floor



Year Built	2016	Features	Hidden butler's pantry, spacious owner's suite, 10' main floor ceilings, south facing backyard.
Total Bedrooms	4		
Full Bath(s)	3		
Partial Bath(s)	1	Amenities Nearby	Shopping, Golf Course, Playgrounds,
Floor Space	1748 sq. ft. Main 2209 sq. ft. 2 nd Floor 1469 sq. ft. Basement	Basement	Fully developed
Heating	Forced Air	Flooring	Hardwood, Tile and Carpet
Land Size	0.73 acre	Roof	Asphalt Shingle
Parking	Triple Attached Garage	Fireplace	1
Structures	Deck	Schools	www.rockyview.ab.ca
Fire Prevention	Smoke Detectors	School Bus	Yes
Exterior Finish	Stucco/Stone	Kitchen	Oversized island, custom cabinetry, quartz countertops

Melissa Simpson, Director of Sales

403-608-4219

www.TrickleCreekHomes.ca

138 Waterside Court

Trickle Creek's 3814 sqft Kananaskis at its finest on this sunny 0.73 acre walkout lot with south facing backyard. Boasting 10' ceilings on the main floor with an abundance of windows, this spacious main floor feels bright and inviting. Enjoy your oversized Gourmet kitchen complete with Hidden Butler's Pantry. The curved staircase sets a tone of elegance as you approach the 4 bedroom, 3 bath upper level. The Owner's Retreat is complete with wardrobe and ensuite of envy inspiring size. The basement is also is fully developed with wetbar, and options for customization. Please contact Trickle Creek for more information.