

## Spectacular single story luxury home!

8937 Wild Creek Court Las Vegas NV 89117

PRESENTED BY KEN LOWMAN & LUXURY HOMES OF LAS VEGAS | CONTACT KEN AT 702.216.4663



**SOLD**



**"I'M CALLING KEN"**  
**(702) 216-4663**  
7854 W. Sahara - Las Vegas, NV 89117



### LUXURY HOME DESCRIPTION

This spectacular single story luxury home located in prestigious Canyon Gate Country Club shows like a model and is incomparably gorgeous inside and out with exceptional million dollar golf fairway views! Sophisticated yet warm and inviting with a huge family room with an entertainment center, fireplace and full wet bar, custom built-ins, crown molding and plantation shutters and warm neutral colors throughout. Relax in the spacious master retreat with a sitting area and French doors leading to the backyard oasis with a beach entry pebble tech pool, spa, waterfall, built-in BBQ and lush landscaping. This gorgeous luxury estate is adorned with beauty and functionality with a formal dining room, distressed wood and stone floors, an office or den and an incredible gourmet kitchen with granite, custom cabinetry, a large island, breakfast bar and nook. Canyon Gate Country Club is located in the center of the west side and has a championship golf course, tennis, exercise room, club house, dining and guard gate.

MLS#: 1348217

PRICE: \$1,089,000

APPRX. SQ. FT: 4,033 sq.ft

LOCATION: Seven Hills

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 3.5

POOL: Yes

GARAGE SIZE : 3

### FEATURES

Full Address of property:

8937 Wild Creek Court Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

Area: 502 - South West

County: Clark County

Community Name: Canyon Gate

Subdivision: FOOTHILLS COUNTRY CLUB

Year Built: 1995

3 total bedroom(s)

4 total bath(s)

3 total full bath(s)

1 total half bath(s)

Approximately 4033 sq. ft.

Single story

Type: Custom

Master bedroom

Dining room  
Family room  
Den  
Laundry room  
Bathroom(s) on main floor  
Bedroom(s) on main floor  
Master bedroom is 22X18  
Dining room is 19X15  
Family room is 31x31  
Hardwood floors  
Fireplace(s)

**Fireplace features:**

Gas, In family room  
Pool features: Heated Pool, Inground-Private  
Swimming pool(s)  
Spa/hot tub(s)  
3 car garage  
Attached parking

**Parking features:**

Attached Auto Door Opener(s), Entry to House,  
Storage Area/Shelves

**Heating features:**

2+ units, Central, Gas

**Cooling features:**

2 Or More Central Units, Central

**Interior features:**

Separate laundry room, Full bath downstairs, Formal dining room, Built-in bookcases in family room, Separate family room, Wet bar in family room, Breakfast Bar/Counter, Breakfast nook (eating area), Granite countertops in kitchen, Kitchen custom cabinets, Kitchen island, Marble/Stone flooring in kitchen, Recessed lighting in kitchen, Walk-in pantry, Ceiling fan in master bedroom, Master bedroom downstairs, Master bedroom separate from other, Sitting room in master bedroom, Walk-in closet in

master bedroom, 2nd bedroom: 15X14, 3rd bedroom: 17X15, Alarm system owned, Built-in microwave, Carpet, Central vacuum, Convection oven, Double built-in electric ovens, Drapes, Gas cooktop, Intercom system, Marble/Stone floors, Pot shelves, Shutters, Water conditioner owned, Water filtering system, Window Coverings Throughout  
Inclusions: Dishwasher, Disposal

**Exterior features:**

Built-In Barbecue, Covered Patio, Patio, Inground Spa, Outdoor Spa

Exterior construction: Frame & Stucco

Energy Info: Dual Pane Windows

Roofing: Pitched, Tile like

Community golf

Community security features

**View:**

Golf course view

Hill/mountain view

Golf course lot/frontage

Lot features: Backyard Full Fenced, Wrought Iron

Fence, Drip Irrigation Bubblers, Front Lawn, Front

Sprinkler System, Mature Landscaping, Rear Lawn,

Rear Sprinkler System, Shrubs, Sprinkler Timer

Located on a cul-de-sac

Approximately 0.36 acre(s)

Lot size is less than 1/2 acre

Zoning: Single-Family

Utilities present: Underground Utilities, Cable Wired,

Cable TV Wired

**Schools:**

Elementary School: Piggott Clarence

Jr. High School: Johnson Walter

High School: Bonanza

**Mail to [klowman@luxuryhomeslv.com](mailto:klowman@luxuryhomeslv.com)**

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