

38574 HIGH CREEK DRIVE
SQUAMISH, BC
FEATURE OVERVIEW

Discover the perfect balance of contemporary comfort and mountain living in this exceptional Squamish home. Thoughtfully designed by BattersbyHowat, it features bright, open living spaces, meticulous attention to detail, luxurious finishes throughout, and seamless indoor-outdoor flow. This mountain retreat is ideal for entertaining, relaxing, and embracing every season. Set in one of Canada's most spectacular outdoor destinations, you'll enjoy world-class mountain biking, hiking, climbing, skiing, golf, and ocean adventures just minutes from your door. Experience a vibrant, family-friendly community with excellent schools, local cafés, farmers markets offering organic produce and grass-fed meat, along with a growing culinary scene—all framed by breathtaking mountain views. This is more than your next home... it's a new lifestyle.

SITE

Property:

Legal Description:

LOT 105 BLOCK 22 DISTRICT LOT 515 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP45517

Civic Address:

38574 High Creek Drive Squamish, BC V8B 0T6

This parcel is located on one of the most exceptional view lots in all of Squamish.

NOTABLE FEATURES

- Parcel size: 10,872 square foot view lot with south-west exposure and all-day sun
- Total power on property: 400amp
- Low maintenance landscaping designed to blend with the natural environment
- Easy access to hiking trails directly from the property
- Stawamus river is a 10 minute walk away for swimming and relaxing
- Exceptional privacy with architecture designed to minimize sightlines to neighbouring homes

RESIDENCE

YEAR COMPLETED: 2019

WATER: Municipal water supply

SEWER SYSTEM: Municipal sewer

POWER: 400amp

Total Finished Area: 4138 sq.ft

Additional:

Decks 1462 sqft

Garage 666 sq.ft

[Measurements by Scott Brammer – July 2026]

Architecture and interior design by BattersbyHowat

LAYOUT

Main Level Areas:

Kitchen, Dining Area, Livingroom, Powder Room, Breakfast Nook, Children's Area, "Quiet" Room, Expansive Outdoor Patio and Deck Spaces, Salt Water Plunge Pool / Hot Tub, Firepit.

Above Main Level Areas:

Primary Suite with 5-piece ensuite, Walk-through Closet, 2 Children's Bedrooms with Ensuite bath, Laundry, Storage.

Below Main Level Areas:

Entrance Hall, Private Office, Climate controlled Wine Cellar, Gym / Spare bedroom, Mudroom, Oversize Garage, Additional Storage.

MATERIALS

- Oversize custom front pivot door
- Clear hemlock ceilings in feature spaces throughout
- Full custom white oak cabinetry throughout
- Heated porcelain flooring in all bathrooms
- Wide plank white oak flooring throughout
- Duravit bathroom fixtures
- White oak clad Sub Zero fridge / freezer stack
- Wolfe gas cook top
- Wolfe stove and microwave
- Integrated custom extraction fans
- Under-counter Micro Green cultivator
- Honed finish Corian stone counters on oversized kitchen island
- Honed finish Corian stone vanity tops in all bathrooms on custom vanities with soft close mechanics.
- Natural gas fireplace with custom surround and hearth
- Unique pendant lighting array in dining room
- Custom steel floating staircase
- Exposed board-formed concrete feature walls on lower level
- Custom 'quiet room' on main living level

CLIMATE CONTROL

- Gas HVAC system with integrated humidification and split-style heat pump
- Multi-zone furnace
- Electric radiant heating in all flooring
- Integrated off-site control for climate systems
- Multi-zone air-conditioning

FUNCTIONALITY

- Open concept living room with floor to ceiling windows
- Lutron lighting controllers
- Wide hallways and stairs
- In-floor heating throughout
- Incredible design detail on materials and transitions
- Perfect precision on all material intersections
- Flush Schluter shower drains
- Many very thoughtful design solutions in the kitchen including:
 - Cabinet clad appliances
 - Massive appliance garage
 - Dual integrated extraction fans
 - Beverage fridges

GARAGE

- Extra-large bays with lots of extra storage
- Room for vehicle lift
- 'Disappearing' garage door from exterior
- Extensive extra storage off garage

EXTERIOR FEATURES

- Custom tiled salt water plunge pool / hot tub with sunny exposure
- Porcelain patio tiles
- Large outdoor cooking area with built in BBQ, and commercial grade pizza oven.
- Outdoor speakers installed on patio
- Custom Brazillian Ipe wood decking
- Hemlock soffits
- Pot lights integrated into all soffits
- Full-width nano wall sliders opening from the living room to main patio
- Gas fire bowl
- Private deck off upper floor for gardening with great sun exposure
- Automatic irrigation for all outdoor landscape elements