

\$3,450,000 - 2345 S Mallard Wing Way, Eagle

MLS® #98963716

\$3,450,000

4 Bedroom, 5.00 Bathroom, 4,759 sqft

Residential on 0.39 Acres

Creighton Woods, Eagle, ID

Stunning modern luxury with an exclusive waterfront address. Positioned on a prime lot in Eagle's premier Creighton Woods community, this new home embodies world-class design and an obsession with the smallest of details - coming together to create an unparalleled living experience. A perfect blend of stunning architecture, serene natural surroundings, state-of-the-art technology, and the highest quality construction elements. Full-height windows flood the space with light and connect it to the landscape. The chef's kitchen featured Wolf and Sub-Zero appliances, flat-panel cabinets, elegant quartz, and a separate butler's pantry with full prep area. Sophisticated touches include a floating LED staircase, birch hardwood floors, smart home automation, and three laundry areas. Enjoy tranquil waterfront views from the private second-story balcony. The 1800+ sq ft garage area includes an oversized RV and boat bay. Additional amenities include an infinity pool and a private beach area ready for kayaking or paddleboarding. Walking distance to Banbury clubhouse and golf course. This Riverbirch Construction home is a rare opportunity to enjoy Eagle living in a picture-perfect setting.

Built in 2024

Essential Information

MLS® #

98963716



Price Per SQFT	\$725
Bedrooms	4
Bathrooms	5.00
Square Footage	4,759
Acres	0.39
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2345 S Mallard Wing Way
Area	Eagle - 0900
Subdivision	Creighton Woods
City	Eagle
County	Ada
State	ID
Zip Code	83616
Builder	Riverbirch Construction

Amenities

Utilities	Sewer Connected, Cable Connected, Broadband Internet
Parking Spaces	5
Parking	Attached, RV Access/Parking, Finished Driveway
# of Garages	5
Is Waterfront	Yes
Waterfront	Waterfront, Pond Community
Has Pool	Yes
Pool	In Ground, Pool
RV/Boat Parking	Yes
View	Yes
Golf Course	Y

Interior

Interior Features	Bath-Master, Bed-Master Main Level, Guest Room, Den/Office, Great Room, Rec/Bonus, Double Vanity, Walk-In Closet(s), Walk In Shower
Appliances	Gas Water Heater
Cooling	Central Air
Fireplace	Yes

Fireplaces	One, Gas
Stories	Two
Primary On Main	Yes

Exterior

Lot Description	10000 SF - .49 AC, Golf Course, Irrigation Available, R.V. Parking, Sidewalks, Views, Auto Sprinkler System, Full Sprinkler System, Pressurized Irrigation Sprinkler System
Roof	Composition, Architectural Style
Foundation	Crawl Space

School Information

District	West Ada School District
Elementary	Paramount
Middle	Heritage Middle School
High	Rocky Mountain

Additional Information

Date Listed	October 3rd, 2025
Days on Market	3
HOA Fees	\$500
HOA Fees Freq.	Quarterly
Property Taxes	\$6,908
Tax Year	2024
Office	ALEI International
Contact Info	alei@aleimerrill.com

Listing Details

Listing Office	ALEI International
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Listing information last updated on October 12th, 2025 at 8:03am MDT