



THE
A-TEAM

**RE/MAX
FIRST**

220 WATERPOINTE Court, Rural Rocky View County T3L 0H6

MLS®#: **A2100642**

Area: **Watermark**

Listing Date: **01/17/24**

List Price: **\$2,499,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

4,067

Year Built:

2023

Low Sqft:

Ttl Sqft:

4,067

Lot Information

Lot Sz Ar:

16,552 sqft

Lot Shape:

DOM

122

Layout

Beds:

7 (5 2)

Baths:

5.5 (5 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Corner Lot,Cul-De-Sac,Views

Double Garage Attached,Insulated,Oversized,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

Cedar,Stone,Stucco,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Wine Refrigerator

Int Feat:

Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open

Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room

Level

Dimensions

Kitchen

Main

14`11" x 13`6"

Spice Kitchen

Main

13`0" x 10`10"

Dining Room

Main

11`11" x 15`3"

Foyer

Main

9`0" x 8`0"

Bonus Room

Upper

12`9" x 10`6"

Family Room

Basement

12`2" x 17`10"

Room

Level

Dimensions

Breakfast Nook

Main

14`11" x 11`1"

Living Room

Main

17`1" x 17`5"

Den

Main

11`11" x 17`2"

Mud Room

Main

9`11" x 11`0"

Laundry

Upper

10`7" x 5`11"

Game Room

Basement

17`8" x 30`1"

Media Room	Basement	10`9" x 16`8"	Furnace/Utility Room	Basement	29`9" x 6`9"
Bedroom - Primary	Main	12`9" x 12`11"	Walk-In Closet	Main	5`2" x 5`0"
Bedroom - Primary	Upper	15`0" x 14`0"	Walk-In Closet	Upper	10`8" x 5`8"
Bedroom	Upper	12`11" x 11`2"	Bedroom	Upper	13`0" x 11`6"
Bedroom	Upper	11`0" x 11`8"	Bedroom	Basement	15`4" x 12`4"
Bedroom	Basement	11`6" x 12`11"	3pc Ensuite bath	Main	8`6" x 4`11"
5pc Ensuite bath	Upper	10`5" x 8`1"	5pc Bathroom	Upper	10`8" x 13`4"
3pc Ensuite bath	Upper	4`11" x 8`9"	5pc Bathroom	Basement	9`6" x 11`5"
2pc Bathroom	Main	6`3" x 6`8"			

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 2111408

Zoning:
R1

Remarks

Pub Rmks: Open House: May 12 - 1.00pm till 3:30PM. Luxurious, fully loaded walkout with more than 5800sqft of living space in the executive Watermark at Bearspaw. This award-winning community nestled beside the Bow River enjoys endless mountain views. This stunning home is ideally situated on a corner lot at the beginning of a quiet cul-de-sac, just a block away from the community entrance. What sets Watermark apart from many other estate communities is its proximity to life's essentials - schools, shops, restaurants, recreation, services and attractions are all close to home! This exquisite new build has more than enough room for your family to grow and change thanks to the 7 bedrooms, and 5 full & 1 half bathrooms. Extraordinary craftsmanship is evident throughout highlighted by gleaming hardwood floors, tall ceilings, chic lighting and an elegant designer style. Open to above the living room is an airy retreat that encourages relaxation in front of the dramatic floor-to-ceiling tile-encased "Napoleon Ascent" fireplace. Oversized windows stream in natural light. The lavish gourmet kitchen with loads of storage and counter space is a dream come true featuring high-end Jenn-air built-in appliances including double ovens, an oversized fridge, gas cooktop and wine fridge. A separate prep (spice) kitchen is well equipped with a second gas stove, a dishwasher, a sink and a microwave, making it perfect for catered parties. Dining options are plentiful in the quaint breakfast nook, the expansive dining room with grand coffered ceilings or al fresco on the expansive upper deck. The main floor embraces several cleverly incorporated spaces for work, guests or extended family members in the spacious den or large bedroom with its own private ensuite and walk-in closet. Upstairs a bonus room provides a relaxing atmosphere for reading and movie watching. The primary bedroom is an indulgent escape with an opulent ensuite boasting heated flooring, dual vanities, a deep soaker tub, a separate rain shower and a custom walk-in closet. This level is also home to 3 additional bedrooms, one with a private ensuite while the other 2 share the 5-piece main bathroom, no more kids fighting over the sink! Laundry conveniently completes this level. Gather in the massive rec room in the finished walkout basement and enjoy engaging games nights with family and friends. The built-in wet bar makes it easy to refill drinks and snacks. A media/theatre room takes movie nights to the next level. 2 additional bedrooms are also on this level with another 5-piece bathroom. Walk out to the covered patio and enjoy the great outdoors in this peaceful community. Too many upgrades to list as no expenses have been spared in this exceptional home with majestic designer selections on everything from plumbing fixtures to lights to floor to cabinets and beyond! Salient automation features also include prewired cables for a sound system, blinds, camera and security. This amazing home needs to be seen to be fully appreciated!

Inclusions: Second gas stove, microwave, hood fan and dishwasher in the spice kitchen
Property Listed By: Royal LePage METRO

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











