



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 WATERMARK Avenue, Rural Rocky View County T3L 0E9**

MLS® #: **A2102855**

Area: **Watermark**

Listing Date: **03/08/24**

List Price: **\$3,888,000**

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:

**4,335**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**4,335**

Lot Information

Lot Sz Ar:

**11,325 sqft**

Lot Shape:

DOM

**65**

Layout

Beds:

**5 (4 1 )**

Baths:

**6.0 (5 2)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Lake,Lawn,No Neighbours Behind,Landscaped,Underground Sprinklers  
Front Drive,Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Metal**

Heating: **Boiler,High Efficiency,In Floor,ENERGY STAR  
Qualified Equipment,Fireplace(s),Forced  
Air,Natural Gas**

Sewer: **Public Sewer**

Ext Feat: **Balcony,Built-in Barbecue,Lighting,Outdoor  
Kitchen,Playground**

Construction:

**Composite Siding,Concrete,Manufactured Floor  
Joist,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

**Public**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Electric Range,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Double Oven,Dryer,Garage  
Control(s),Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat:

**Bar,Bookcases,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open  
Floorplan,Pantry,Recessed Lighting,Smart Home,Vaulted Ceiling(s),Wired for Data,Wired for Sound**

Utilities:

**Cable Internet Access,Cable Connected,Electricity Available**

Room Information

Room

**Kitchen**

**Great Room**

**Dining Room**

Level

**Main**

**Main**

**Main**

Dimensions

**23`10" x 17`2"**

**22`6" x 21`6"**

**16`0" x 11`11"**

Room

**Pantry**

**Other**

**Office**

Level

**Main**

**Main**

**Main**

Dimensions

**15`5" x 5`11"**

**7`1" x 4`11"**

**11`0" x 8`6"**

Foyer	Main	15`6" x 9`0"	Mud Room	Main	12`2" x 7`5"
2pc Bathroom	Main	8`3" x 6`7"	Bedroom - Primary	Second	15`1" x 13`7"
Walk-In Closet	Second	12`5" x 7`11"	6pc Ensuite bath	Second	17`10" x 7`8"
Bedroom	Second	13`2" x 12`2"	4pc Ensuite bath	Second	9`10" x 4`11"
Bedroom	Second	13`2" x 12`2"	4pc Ensuite bath	Second	10`7" x 4`11"
Bedroom	Second	13`7" x 12`1"	3pc Ensuite bath	Second	10`0" x 8`8"
Laundry	Second	9`2" x 7`10"	Den	Second	15`6" x 13`9"
Family Room	Lower	21`4" x 18`11"	Game Room	Lower	15`8" x 15`1"
Exercise Room	Lower	23`2" x 12`0"	Bedroom	Lower	12`4" x 12`0"
3pc Ensuite bath	Lower	8`4" x 4`11"	2pc Bathroom	Lower	7`2" x 5`9"
Game Room	Lower	18`9" x 13`10"	Other	Lower	24`4" x 7`4"
Legal/Tax/Financial					

Title:	Zoning:
<b>Fee Simple</b>	<b>R1</b>
Legal Desc:	2210308
Remarks	

Pub Rmks:	<p>New West Luxury Home's showhome is an unparalleled example of contemporary, elegant design. Totalling 6,155ft2, it boasts stunning communal spaces that meld indoor and outdoor living. The Delamar has clean lines and hosts natural materials blended w/meticulous craftsmanship. Perhaps the most striking feature is its expansive walls of windows allowing for an abundance of natural light. Entertaining is effortless. The bespoke kitchen is not only pleasing to the eye with its ribbed walnut and black cabinets, but is outfitted to please any chef w/Wolf and Sub-Zero appliances some of which incl induction cooktop; convection steam oven and coffee system. The great rm/dining rm area features a 16-foot vault of stained, wood-soffit detail extending seamlessly from exterior thru the interior. There is a hidden butler's pantry plus an open bar and an 80-inch-long Flare gas fireplace clad in oversize porcelain tiles. This area of the home has a cozy ambiance inducive to any gathering. As you climb the staircase, you will notice the intricate closed rise incorporating a floating zig-zag design completely finished w/matte Dekton stone. Upstairs is the master suite plus 3 bedrms w/ensuites. A focal point of this level is the den - elevated and tucked behind smoked glass, the space is replete w/custom millwork enhancing functionality and creating a beautiful area to work. The master suite is a true retreat. The walk-in closet offers closed and open storage and is adjacent to the laundry rm. The ensuite features a luxurious heated, air-jetted, chromatherapy tub; oversize shower; and towel-warming drawer. The Lower Level of the Delamar is pure fun! A recreation space incl games area w/wet bar and high-end media room (100-inch TV w/ Dolby Surround Sound). Entertainment reaches new heights w/the sport simulator - ultra-realistic graphics offering golf plus 9 other games. The lower level also has a well-equipped fitness rm and guest suite. The Delamar is luxurious: quietly creating an inviting environment. From the moment you walk through the custom black walnut entrance doors you are drawn to the cohesive, thoughtful design of each and every room. The outdoor spaces incl a partially covered deck overlooking green space and pond; the front patio catching the afternoon and evening sun; and downstairs, a covered patio space (complete w/infrared heat and fireplace). The irrigated, prof landscaped yard is easy to maintain. Finally, the Delamar is ground-breaking w/ its expertly designed Intelligent Living technology. This Smart Home tech embraces items such as security, environmental and safety systems. Additionally, these systems enhance your ability to work, learn and play from home. All are exceptionally user-friendly. Watermark is a distinctive estate community adjacent to Calgary - country living next door to the city w/access to amenity and full services. This is a must see. Enjoy the lifestyle offered by exceptional, impressive spaces - bring the family home to 135 Watermark Avenue!</p> <p>All furniture, accessories, electronics, security, see attached schedule..</p>
Inclusions:	RE/MAX House of Real Estate
Property Listed By:	

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



















