



THE
A-TEAM

**RE/MAX
FIRST**

127 WATERMARK Avenue, Rural Rocky View County T3L 0E9

MLS® #: **A2107845**

Area: **Watermark**

Listing Date: **02/15/24**

List Price: **\$3,200,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$200k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

3,982

Year Built:

2023

Low Sqft:

Ttl Sqft:

3,982

Lot Information

Lot Sz Ar:

11,325 sqft

Lot Shape:

DOM

94

Layout

Beds:

4 (3 1)

Baths:

5.5 (5 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

4

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Views

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Public Sewer**

Ext Feat: **Other**

Construction:

Composite Siding,Stone

Flooring:

Carpet,Hardwood,Tile

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Sauna,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`8" x 16`7"	Dining Room	Main	18`9" x 13`6"
Kitchen	Main	21`2" x 12`0"	Family Room	Upper	14`6" x 20`6"
Bedroom - Primary	Upper	13`7" x 13`10"	Bedroom	Upper	10`9" x 11`4"
Bedroom	Upper	11`4" x 10`10"	Bedroom	Lower	12`8" x 11`11"
Laundry	Upper	9`11" x 6`11"	Game Room	Lower	29`3" x 14`8"

Game Room
Den
Office
3pc Bathroom
4pc Ensuite bath
5pc Ensuite bath

Lower
Main
Upper
Lower
Upper
Upper

13`0" x 11`5"
12`5" x 12`2"
22`9" x 9`4"

Exercise Room
Mud Room
2pc Bathroom
4pc Ensuite bath
4pc Ensuite bath

Lower
Main
Main
Upper
Lower

17`11" x 11`4"
9`2" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210568

Zoning:
DC141

Remarks

Pub Rmks:

Nestled within the prestigious enclave of Watermark, a masterpiece of architectural ingenuity awaits. Crafted by the esteemed artisans at Lighthouse Custom Homes, this opulent residence epitomizes the fusion of old-world European charm with the sleek sophistication of contemporary design. As you step inside, you are enveloped in an ambiance of refined luxury. The grandeur of the open-concept great room, dining area, and kitchen is simply unparalleled. Bathed in natural light streaming through expansive windows, this expanse of living space seamlessly transitions to a 4-season room and sprawling deck, commanding awe-inspiring views of Watermark's largest pond. The culinary haven, the kitchen stands as the focal point of this abode. Adorned with integrated Wolf and Subzero appliances, including a state-of-the-art coffee maker nestled within the confines of the butler's pantry, it beckons culinary creativity. A generously sized island, accommodating six, serves as both a culinary workstation and a convivial gathering place. Adjacent lies the fully covered BBQ deck, an oasis for year-round grilling indulgence. Ascending the staircase, a sanctuary awaits on the upper level. Three great sized bedrooms offer havens of tranquility and various spaces to unwind. The primary suite, exudes a sense of serenity and sophistication. Towering ceilings adorned with a striking stone-clad wall create an aura of majestic elegance. A meticulously organized walk-in closet complemented by Lighthouse's signature ensuite luxuries elevate indulgence to new heights. Revel in the opulence of in-floor heating, dual vanities for his and her, and a fully tiled curbless shower. Descending to the basement, a realm of wellness and rejuvenation unfolds. In the basement, push your limits in the indoor/outdoor gym and then reward yourself with relaxation in the spa center, featuring a custom-built sauna, steam shower, and a beverage center with access to the outdoor hot tub. Embark on a journey of timeless elegance and modern sophistication at Lighthouse Custom Homes' showhome—a testament to the artistry of bespoke living.

Inclusions:
Property Listed By:

**Built-in coffee maker, Built-in speakers, All furniture is negotiable
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







