



THE  
A-TEAM

RE/MAX  
FIRST

**14 DAMKAR Drive, Rural Rocky View County T3L 0E8**

MLS® #: **A2115875**

Area: **Watermark**

Listing Date: **03/21/24**

List Price: **\$2,349,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$40k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**15,681 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**4,278**

Low Sqft:

Ttl Sqft:

**4,278**

DOM

**59**

Layout

Beds:

**5 (3 2 )**

Baths:

**5.5 (5 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**9**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Corner Lot,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Underground Sprinklers  
220 Volt Wiring,Aggregate,Heated Garage,Insulated,Other,Triple Garage Attached**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

**Public Sewer**

Ext Feat:

**Balcony,BBQ gas line,Other,Permeable Paving**

Construction:

**Brick,Composite Siding,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

**Public**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks**

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,Quartz Counters,Recessed Lighting,Recreation Facilities,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room

**5pc Bathroom**

**3pc Bathroom**

**3pc Bathroom**

**Bedroom - Primary**

Level

**Upper**

**Upper**

**Basement**

**Upper**

Dimensions

**13`6" x 11`4"**

**8`11" x 4`11"**

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

**14`2" x 15`11"**

Room

**3pc Bathroom**

**2pc Bathroom**

**3pc Bathroom**

**Walk-In Closet**

Level

**Upper**

**Main**

**Basement**

**Upper**

Dimensions

**9`0" x 11`2"**

**9`1" x 7`2"**

**11`0" x 6`9"**

**12`4" x 10`1"**

Bedroom	Upper	13`5" x 12`10"	Walk-In Closet	Upper	4`6" x 7`0"
Bedroom	Upper	12`2" x 12`4"	Walk-In Closet	Upper	4`4" x 8`7"
Bonus Room	Upper	21`3" x 12`6"	Laundry	Upper	6`8" x 11`5"
Kitchen	Main	21`1" x 18`2"	Pantry	Main	5`8" x 5`7"
Spice Kitchen	Main	20`2" x 8`10"	Dining Room	Main	14`2" x 7`10"
Living Room	Main	18`4" x 27`10"	Office	Main	9`11" x 14`7"
Mud Room	Main	14`1" x 9`0"	Entrance	Main	8`3" x 10`7"
Bedroom	Basement	11`6" x 16`8"	Walk-In Closet	Basement	7`10" x 8`0"
Bedroom	Basement	12`4" x 15`7"	Game Room	Basement	18`3" x 12`10"
Living Room	Basement	15`9" x 19`11"	Exercise Room	Basement	9`9" x 10`5"
Other	Basement	10`4" x 10`10"			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **DC141**  
Legal Desc: **1910703**

Remarks

Pub Rmks: **Welcome to 14 Damkar Drive! Featuring 6,275sqft of living space on 0.36 acres. Coming in the entry way you have an convenient office space that's flooded w/ natural light and quietly kept away from the rest of the living area, perfect for working from home! As you head into the living room, the jaw dropping open to above design allows for the fireplace wall, custom built-ins and millwork to captivate the space and envelope the main floor with sunshine flooding in from the main & second floor windows. The stunning kitchen is a perfect balance of design & function that features a sleek aesthetic w/ perfectly curated selections. From the modern countertops that flow into the backsplash & hood vent, the sconces that flank the stove, the abundance of storage as well a coffee corner niche with floating shelves to allow for a moment of design interest! The top of the line Kitchen Aid Luxury Line appliance package is sure to impress the chef of the family! The dining area is set to the side of the kitchen surrounded by windows and convenient door that leads out to the covered deck/bbq area for quick convenience. YOU HAVE A MASSIVE SPICE KITCHEN w/ lux Kitchen-Aid appliance package and a bold design all of its own! A thoughtful window was placed to allow natural light in the room adding ambiance. The spice-kitchen is equipped with floor-ceiling storage, WOW! The main floor is completed by a large stunning 2-piece bath fully tiled for dramatic impact, yet has a soft design that blends with the rest of the home, mudroom with an abundance of storage as well as an additional pantry/linen closet make up this level. As you head up the grande open riser glass staircase to the upper level, you are greeted by a large bonus room that is open to below! Once again, the natural light is unparalleled throughout this home! The upper level is comprised by 2 bedrooms with clear mountain views, laundry room, and the primary retreat. All bedrooms are perfectly spaced for added privacy! You have 2 impressive bedrooms with adjoining ensuites and walk-in closets! Each ensuite has its own unique flare which adds extra personally to the home. The primary bedroom is a true retreat from the rest of the home. Featuring a great sized closet w/ storage & function at the forefront of the design. Central island & seated vanity space are the highlights of this closet. The ensuite is adorned with dreamy blue tiles, steam shower, infloor heat, standing tub and double vanity. The primary bedroom also has a private balcony! The basement has an additional 2 bedrooms with powerful ensuite designs sure to turn heads! The fully equipped bar has island seating for all your entertaining needs! Bsmnt living area has in floor heat, no cold feet here! This is a perfect space for lounging & a games table. The Gym is perfectly tucked behind modern glass doors. Your 3x garage has in-floor heat & room for lifts. Your yard is fully landscaped w/underground irrigation.\*House # may possibly be changed if needed\***

Inclusions: refrigerator spice kitchen, gas stove spice kitchen, range hood spice kitchen, dishwasher spice kitchen, Security system & cameras  
Property Listed By: **eXp Realty**

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



















