



THE
A-TEAM

**RE/MAX
FIRST**

23 WATERMARK Road, Rural Rocky View County T3L 0C9

MLS®#: **A2117793**

Area: **Watermark**

Listing Date: **03/28/24**

List Price: **\$1,799,900**

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:

3,690

Year Built:

2014

Low Sqft:

Ttl Sqft:

3,690

Lot Information

Lot Sz Ar:

13,068 sqft

Lot Shape:

DOM

52

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

**Gazebo,Street Lighting,Underground Sprinklers,Rectangular Lot,See Remarks
Garage Door Opener,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Awning(s),Dog Run**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Cooktop,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Bookcases,Central Vacuum,Closet Organizers,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,Pantry,Soaking Tub,Tankless Hot Water,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>
2pc Bathroom	Main	5`0" x 5`10"	Breakfast Nook	Main	19`8" x 10`1"
Dining Room	Main	11`10" x 17`6"	Kitchen	Main	19`8" x 12`5"
Living Room	Main	18`4" x 17`8"	Den	Main	12`0" x 9`11"
4pc Ensuite bath	Second	8`8" x 5`0"	4pc Ensuite bath	Second	8`8" x 5`0"
5pc Ensuite bath	Second	11`4" x 16`6"	Bedroom	Second	17`4" x 14`7"

Bedroom	Second	13`11" x 17`0"	Family Room	Second	17`9" x 13`7"
Laundry	Second	10`8" x 7`6"	Bedroom - Primary	Second	20`0" x 17`3"
3pc Bathroom	Basement	11`8" x 4`11"	Bedroom	Lower	14`8" x 18`4"
Hobby Room	Lower	10`0" x 12`10"	Exercise Room	Lower	8`9" x 22`1"
Media Room	Lower	19`2" x 16`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **1210765**

Remarks

Pub Rmks: **It just doesn't get any better than this beautifully appointed estate home in the award-winning community of Watermark, built by Trickle Creek Custom Homes only a few short minutes to the residents' plaza. This extensively upgraded air-conditioned two storey boasts gorgeous engineered hardwood floors, 4 bedrooms + den, 3 car garage & showpiece designer kitchen that will take your breath away! With its flat 10ft ceilings & expanse of windows, the main floor of this luxury home features great room with stone-facing fireplace accented by built-in cabinets, gracious formal dining room with coffered ceilings & sun-drenched morning room with sliding doors to the backyard. The fully-loaded chef's kitchen is beautifully designed & enjoys massive centre island & quartz counters, full-height custom cabinetry & awesome butler's pantry (spice kitchen). High-end Brigade Professional stainless steel appliances which includes double convection ovens, gas cooktop & wine fridge. There are walk-in closets & ensuites in all of the 3 upstairs bedrooms; the owners' retreat has a sensational dressing room & spa-inspired ensuite with free-standing soaker tub, heated floors & sleek glass/tile shower. A large 4th bedroom with Murphy bed is in the finished lower level - which has inslab heating, along with exercise room, "meditation room", full bath & media/rec room. Great-sized bonus room with balcony, 2nd floor laundry room, quartz counters in all the bathrooms, main floor home office & mudroom, Hunter Douglas blinds & built-in speakers, underground sprinklers & the beautifully landscaped West backyard comes complete with huge deck with gas BBQ line, stamped concrete patio & gazebo. Watermark is an upscale estate community dotted with open parkland & water features, walking trails & residents plaza with firepit & pavilion with outdoor kitchen, NBA-sized basketball court, sports field & tot lots. A truly extraordinary home to call your very own!**

Inclusions: **Butler's Pantry Fridge, Awnings on deck and balcony**
Property Listed By: **Royal LePage Benchmark**

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













