



THE
A-TEAM

**RE/MAX
FIRST**

32 WATERMARK Avenue, Rural Rocky View County T3L 0C9

MLS® #: **A2122120**

Area: **Watermark**

Listing Date: **04/11/24**

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

Status: **Active**

County: **Rocky View County**

Change: **-\$50k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Rocky View
County**

Finished Floor Area

Abv Sqft:

3,081

Low Sqft:

Ttl Sqft:

3,081

Year Built:

2014

Lot Information

Lot Sz Ar:

13,503 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Landscaped,Underground Sprinklers
Triple Garage Attached**

DOM

36

Layout

Beds:

6 (4 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer: **Public Sewer**

Ext Feat: **Fire Pit**

Construction:

Wood Frame

Flooring:

Carpet,Cork,Hardwood,Tile

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings

Int Feat:

Central Vacuum,No Animal Home,No Smoking Home,Stone Counters

Utilities:

Room Information

Room

2pc Bathroom

Dining Room

Kitchen

Mud Room

Pantry

5pc Ensuite bath

Level

Main

Main

Main

Main

Main

Upper

Dimensions

7`2" x 7`1"

12`0" x 12`5"

11`5" x 16`8"

7`7" x 12`8"

11`7" x 6`4"

9`0" x 17`5"

Room

Nook

Foyer

Living Room

Den

5pc Bathroom

Bedroom

Level

Main

Main

Main

Main

Upper

Upper

Dimensions

13`0" x 6`0"

8`8" x 12`4"

23`6" x 14`7"

10`4" x 10`3"

11`4" x 4`11"

12`6" x 13`3"

Bedroom	Upper	16`5" x 10`0"	Bedroom	Upper	14`11" x 11`9"
Laundry	Upper	10`6" x 6`5"	Bedroom - Primary	Upper	14`10" x 15`11"
4pc Bathroom	Lower	5`6" x 11`2"	Wine Cellar	Lower	10`9" x 8`6"
Bedroom	Lower	10`6" x 14`10"	Bedroom	Lower	10`6" x 17`0"
Game Room	Lower	22`10" x 31`7"			
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	DC141	
Legal Desc:	1311979	Remarks

Pub Rmks:	<p>Amazing opportunity to live in the award-winning community of Watermark in a 4 BEDROOMS UP and 2 BEDROOMS DOWN home perfect for the growing family. This Albi-built custom home welcomes you with sprawling hardwood floors as you enter the home past your dedicated home office and then your cozy formal dining room. An open-concept living room, large eating nook and custom kitchen is the perfect space for the family overlooking your spacious backyard. The kitchen is well appointed with a gas cooktop, wall oven and Miele dishwasher, full-height cabinets, and classic granite counters. The large walk-through pantry includes a 2nd fridge/freezer and connects to you're oversized mudroom with custom built-ins and loads of storage for the kids. The upper floor boasts 4 well-sized bedrooms and 2 full bathrooms including a master suite with dual vanity, separate tub and shower and a custom closet with custom built-ins. The lower level is an entertainer's dream with a full theatre area with surround sound, a bar with a dishwasher, bar fridge and your own ice-maker or get your sweat on in the dedicated gym or use both spaces in the basement for 2 more bedrooms whatever suits your needs. The basement also has a sneaking back entrance that leads up to your oversized 3-car garage. The backyard in this home is epic and comes complete with an oversized deck with a pergola and 2 built-in heaters, a putting green, a full fire-pit area or cook a pizza in your forno oven after you swim in your full swim spa. It even has room for your backyard rink if you want your own private Outdoor Rink. Central Air, Upper Floor Laundry, Full Irrigation, this home has it all and across from the Watermark Central Plaza makes this the best place to call home for the growing family. This one is a MUST-SEE!!</p> <p>Bar Ice Maker, Bar Dishwasher, Swim Spa</p> <p>Real Broker</p>
Inclusions:	
Property Listed By:	

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













