



THE
A-TEAM

**RE/MAX
FIRST**

100 WATERSIDE Court, Rural Rocky View County T3L 2M3

MLS® #: **A2126209**

Area: **Watermark**

Listing Date: **04/26/24**

List Price: **\$1,899,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$99k, 05-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

2,800

Year Built:

2012

Low Sqft:

Ttl Sqft:

2,800

Lot Information

Lot Sz Ar:

11,325 sqft

Lot Shape:

DOM

23

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

3

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Corner Lot,Few Trees,Low Maintenance

Landscape,Landscaped,Treed

Park Feat:

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer: **Public Sewer**
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Water Softener,Window Coverings**
Int Feat: **Bar,Beamed Ceilings,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,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	16`10" x 16`2"	Kitchen	Main	13`2" x 11`6"
Nook	Main	14`10" x 9`5"	Family Room	Lower	16`2" x 14`3"
Bedroom - Primary	Main	15`11" x 15`6"	Bedroom	Upper	15`1" x 11`5"
Bedroom	Upper	14`11" x 13`3"	Bedroom	Lower	10`9" x 10`8"
Bedroom	Lower	15`3" x 11`10"	Laundry	Main	17`0" x 7`10"

Game Room
Office
2pc Bathroom
4pc Bathroom

Lower
Main
Main
Lower

9`8" x 8`1"
12`3" x 9`11"

Game Room
Media Room
4pc Bathroom
5pc Ensuite bath

Lower
Lower
Upper
Main

21`3" x 14`3"
15`2" x 14`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210765

Zoning:
DC141

Remarks

Pub Rmks:

Nestled on a corner lot, this exquisite abode boasts a backyard oasis. The sprawling outdoor retreat features a pristine putting green, perfect for honing your golfing skills amidst the tranquility of nature. Towering, mature trees provide a natural canopy, offering privacy to the lush surroundings. Beyond the verdant confines, a convenient walking path beckons for leisurely strolls to the adjacent pond and beyond. Step inside to discover a culinary haven where modern elegance meets functionality. The spacious kitchen is a delight, anchored by a large island adorned with a breakfast bar, ideal for casual dining. Equipped with a gas range stove and gleaming stainless steel appliances, this culinary sanctuary is a testament to both style and substance. A walk-through pantry, replete with custom built-ins, ensures ample storage space. Adjacent to the kitchen, the inviting eating nook bathes in natural light streaming through expansive windows, offering panoramic views of the enchanting backyard. Accessible from the nook, a back deck provides a seamless transition between indoor and outdoor living. The living room exudes warmth and sophistication, anchored by a floor-to-ceiling fireplace adorned with a sleek stone surround and wooden mantle. Oversized windows frame picturesque views, infusing the space with natural light and a sense of serenity. Retreat to the main-level primary suite, a sanctuary of comfort and luxury. Boasting access to the fully enclosed sunroom, this haven invites relaxation and rejuvenation. The en-suite bathroom is a spa-like retreat, featuring a dual vanity, private WC, standalone steam shower, and soaking tub. A walkthrough closet, complete with custom built-ins, offers abundant storage. Convenience meets functionality in the main-floor laundry room, replete with a sink, hanging racks, and ample cabinetry space for storage. The main floor is complete with a great sized office space and 2pc powder room. Ascend the open riser stairs to discover the upper level, where a welcoming sitting area awaits at the top of the stairs. Two generously sized bedrooms, each boasting walk-in closets, offer comfort and privacy, with one featuring a built-in desk, perfect for a home office or study area. The lower level of this exceptional residence is a haven for entertainment. A wine room beckons for connoisseurs, while a generously sized bar, complete with raised breakfast bar seating and built-in cabinetry, sets the stage for convivial gatherings. A spacious rec and games space, open to a large expansive patio, offers ample room for entertainment and leisure, with the option to enclose the space for year-round enjoyment. A fireplace with a stone surround and a wooden mantle adds warmth and ambiance. For cinematic experiences, a dedicated theatre room awaits. Two generously sized bedrooms and a 4pc bathroom complete this lower level! Additional features include heated floors on all three levels, a laundry chute, central vacuum system and air conditioning!

Inclusions:

Bar fridge on main floor, Basement bar fridge, Basement dishwasher, TV Mounts (x6), Pool table, Pool table rack, Alarm system, Irrigation, Shed, Draped & Curtain Rods

Property Listed By:

RE/MAX First

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











