



THE
A-TEAM

**RE/MAX
FIRST**

13 SPYGLASS Point, Rural Rocky View County T3L 0C9

MLS® #: **A2134406** Area: **Watermark** Listing Date: **05/22/24** List Price: **\$1,999,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2019**
 Lot Information
 Lot Sz Ar: **11,325 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,214**
 Low Sqft:
 Ttl Sqft: **4,214**

DOM

34
Layout
 Beds: **6 (4 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **5**

Access:
 Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Low Maintenance Landscape,Landscaped,Underground Sprinklers,Views**
 Park Feat: **Additional Parking,Heated Garage,Insulated,Oversized,Quad or More Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Cork,Hardwood,Tile,Vinyl Plank**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Garden** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`3" x 8`0"	Other	Main	9`6" x 8`5"
Dining Room	Main	15`9" x 14`6"	Other	Main	3`0" x 4`11"
Foyer	Main	9`3" x 8`7"	Kitchen	Main	17`10" x 11`6"
Living Room	Main	21`0" x 17`7"	Mud Room	Main	13`1" x 12`2"
Nook	Main	14`0" x 14`7"	Office	Main	10`6" x 13`3"

Pantry	Main	6`4" x 11`9"	4pc Ensuite bath	Second	6`0" x 9`2"
4pc Ensuite bath	Second	6`0" x 9`3"	4pc Ensuite bath	Second	9`7" x 8`5"
6pc Ensuite bath	Second	13`0" x 17`0"	Bedroom	Second	14`0" x 14`8"
Bedroom	Second	14`0" x 14`8"	Bedroom	Second	13`8" x 13`8"
Laundry	Second	9`9" x 6`9"	Bedroom - Primary	Second	20`1" x 18`8"
Walk-In Closet	Second	13`0" x 9`3"	3pc Bathroom	Basement	4`11" x 11`5"
Bedroom	Basement	13`8" x 15`9"	Family Room	Basement	19`5" x 17`1"
Bedroom	Basement	20`1" x 19`6"	Game Room	Basement	16`1" x 17`9"
Furnace/Utility Room	Basement	20`3" x 17`4"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1712232**

Zoning: **R1**

Remarks

Pub Rmks: **Luxury, design and stunning details define this executive "Watermark at Bearspaw" home. A stylish take on Tudor combines with alpine-inspired stone and exposed trusses to create a beautifully unique exterior. Inside, high ceilings and large windows allow natural light to flow, while dark trim and new luxury vinyl plank floors add dramatic elegance. In the living area, a statement gas fireplace draws the eye, while floor-to-ceiling windows frame easterly skies. A decadent gourmet kitchen is gorgeous in espresso cabinets with pristine white quartz countertops and subway tile backsplashes. The upscale aesthetic pairs well with elite Subzero appliances, including a nine-burner gas range. A massive island offers plentiful eating space, lit by pendant chandeliers, and a sunny dining area steps out to the deck, ideal for summer gatherings. Hanging barn doors open to the formal dining room, and on the other side of the walk-through pantry, a fully equipped bar serves this room. Practical aspects include a home office, which has a coffered ceiling and custom bookcases, and a powder room offers high-end finishes as well. Even the entry from the oversized five-car garage features custom built-ins. Upstairs, vaulted ceilings hold eye-catching elements with exposed beams and another striking light fixture. The master is a serene retreat, where an expansive bedroom includes a sitting area and an extensive walk-in closet is outfitted with an amazing organization system. The ensuite is a luxe personal spa with dual quartz-topped vanities and a makeup counter. A soaker tub will wash your stress away, while a huge tiled shower invites you to enjoy both shower heads as you prepare for your day, and your feet will love the heated floor. Three more bedrooms each have a walk-in closet and ensuite! A laundry room completes this level. Downstairs, the finished basement is a family fun zone. The rec room has space for a home theatre and a games table would be right at home here too. A flex room with heated floors makes a great activity area or home gym. The fifth bedroom has a walk-in closet and there is another well-appointed bathroom. Outside, a deck extends across the back of the home, and the landscaped yard has a sprinkler system that keeps it lush. There is even a dog run for furry family members and a dog wash. This home features air conditioning, keeping you cool during the warm summer months. In the garage, epoxy, heated floors are a quality choice, while the overhead storage and drive-through tandem spots make accessing your outdoor items easy. Front yard maintenance is included in the HOA. This area is one of the most popular luxury communities, set close to amenities but out of the hustle and bustle. Access to shopping, plenty of recreation opportunities, parks and green spaces. Proximity to major routes makes your commute a breeze, and this location near the west edge of Calgary allows you easy access to the Rocky Mountains.**

Inclusions: **2nd Dishwasher, Irrigation, Wood shelving in Garage, TV Mounts (2)**
 Property Listed By: **Real Broker**

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











