



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 WATERMARK Avenue, Rural Rocky View County T3L 0C9**

MLS®#: **A2139149**      Area: **Watermark**      Listing Date: **06/07/24**      List Price: **\$2,280,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$95k, 20-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2014**  
 Lot Information  
 Lot Sz Ar: **13,068 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,312**  
 Low Sqft:  
 Ttl Sqft: **3,312**

DOM

**113**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Corner Lot, Low Maintenance Landscape, Rectangular Lot, Views**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator**  
 Int Feat: **High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 9`1"	Dining Room	Main	18`2" x 11`4"
Foyer	Main	14`10" x 5`11"	Kitchen	Main	17`11" x 15`3"
Living Room	Main	17`10" x 15`6"	Mud Room	Main	12`3" x 12`11"
Office	Main	10`8" x 6`11"	5pc Bathroom	Upper	
5pc Ensuite bath	Upper		Bedroom	Upper	15`9" x 14`6"
Bedroom	Upper	15`9" x 11`4"	Laundry	Upper	10`9" x 7`1"

**Bonus Room**  
**4pc Bathroom**  
**Game Room**

**Upper**  
**Basement**  
**Basement**

**19`11" x 14`6"**

**34`10" x 15`5"**

**Bedroom - Primary**  
**Bedroom**  
**Furnace/Utility Room**

Legal/Tax/Financial

**Upper**  
**Basement**  
**Basement**

**24`3" x 17`6"**

**16`9" x 13`5"**

**34`10" x 12`5"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**1311979**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY Sept 22 1PM-3PM. Welcome to your dream home in the ever sought after community of Watermark. This stunning French Country masterpiece sits proudly on a .3-acre corner lot, boasting meticulously manicured professional landscaping and a captivating French Country elevation that exudes timeless charm. As you approach, be greeted by the inviting wrap-around front veranda, complete with a cedar roof and recessed lighting, offering a perfect spot for enjoying tranquil evenings. Step through the solid Mahogany front door with 100% brass handles into the grand foyer, featuring 10-foot ceilings, hand-distressed fir wood beams, and a floor-to-ceiling closet. The main floor invites you to discover a sophisticated office space with built-ins and sliding glass doors, perfect for unwinding or staying productive. The heart of this home is the oversized kitchen, a culinary enthusiast's haven. Ceiling-height maple cabinets, quartz countertops, and gourmet Monogram appliances adorn this space, complemented by under-cabinet lighting and two expansive islands. Entertain effortlessly in the adjacent dining area with custom paneling and access to the massive top deck through sliding glass doors featuring the perfect covered outdoor living area with cozy gas fireplace. Relax in the spacious living room, complete with a floor-to-ceiling stacked stone fireplace and hand-distressed fir wood beams, offering a cozy ambiance year-round. Ascend the maple grey washed railing to the second floor, where luxury awaits. The master suite spans the width of the home, featuring a recessed ceiling, walk-in closet, and a lavish ensuite with a freestanding soaker tub and glass shower. Two additional oversized bedrooms, a bonus room with vaulted ceilings, and a convenient laundry room complete this level. Descend to the walkout level, where entertainment knows no bounds. Discover a floor-to-ceiling glass wine cellar, a wet bar with a second wine fridge, and a media center with ample natural light. This level also offers a gym or additional bedroom, a luxurious bathroom, and access to the bottom deck with an aggregate patio, perfect for outdoor gatherings. Indulge in the ultimate luxury lifestyle with in-floor heating, prewired speakers throughout, and outdoor spaces wired for your entertainment needs. This meticulously crafted home is a sanctuary of comfort and sophistication, offering unparalleled elegance in every detail. Welcome home. NOTE: maintenance of the front yard is included in the HOA fee. Listing Video <https://youtu.be/YIDIIRPcveE>**

Inclusions:  
Property Listed By: **N/A**  
**The Real Estate District**

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











