



THE
A-TEAM

**RE/MAX
FIRST**

131 WATERMARK Avenue, Rural Rocky View County T3L0E9

MLS® #: **A2159701** Area: **Watermark** Listing Date: **08/22/24** List Price: **\$3,149,900**
 Status: **Active** County: **Rocky View County** Change: **-\$150k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **11,325 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Reverse Pie Shaped Lot, Landscaped**
 Park Feat: **Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **3,578**
 Low Sqft:
 Ttl Sqft: **3,578**

DOM

28
Layout
 Beds: **4 (3 1)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Stucco**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: **Other** Water Source: **Private**
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Humidifier, Microwave, Washer, Water Softener, Window Coverings, Wine Refrigerator**
 Int Feat: **Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Tankless Hot Water, Track Lighting, Vaulted Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	12`5" x 12`0"	Entrance	Main	7`7" x 9`0"
Living Room	Main	16`11" x 15`9"	Dining Room	Main	16`7" x 13`4"
Kitchen With Eating Area	Main	11`1" x 20`2"	Pantry	Main	5`11" x 19`5"
Storage	Main	9`6" x 5`11"	Mud Room	Main	7`4" x 8`8"
2pc Bathroom	Main	6`2" x 5`7"	2pc Bathroom	Upper	6`1" x 4`2"
Bonus Room	Upper	15`2" x 16`11"	Office	Upper	7`8" x 10`11"

Bedroom - Primary	Upper	14`1" x 15`3"	5pc Ensuite bath	Upper	8`6" x 15`10"
Walk-In Closet	Upper	9`9" x 10`7"	Laundry	Upper	9`10" x 6`1"
Bedroom	Upper	12`8" x 11`10"	Walk-In Closet	Upper	5`5" x 4`11"
4pc Ensuite bath	Upper	5`7" x 7`8"	Bedroom	Upper	17`10" x 9`11"
Walk-In Closet	Upper	2`2" x 9`0"	4pc Ensuite bath	Upper	8`7" x 5`3"
Bedroom	Basement	11`0" x 11`5"	Walk-In Closet	Basement	8`9" x 4`9"
4pc Bathroom	Basement	8`8" x 5`3"	Storage	Basement	11`7" x 8`11"
Family Room	Basement	16`11" x 15`2"	Game Room	Basement	14`6" x 17`1"
Other	Basement	9`11" x 4`5"	Exercise Room	Basement	16`3" x 15`0"
Storage	Basement	17`5" x 13`11"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2210308**

Zoning: **DC141**

Remarks

Pub Rmks: **Welcome to luxury living in the prestigious community of Watermark, Calgary! This extraordinary Crystal Creek showhome is a masterpiece of design, offering a perfect blend of elegance, functionality, and unparalleled craftsmanship. From the moment you arrive at the Holden 58, the stunning curb appeal, highlighted by a massive aggregate driveway leading to the triple-car garage with epoxy flooring, sets the tone for the exceptional quality that lies within. As you step through the front door, you'll be captivated by the high ceilings and the beautifully crafted wooden paneled archway that welcomes you into the home. Beyond the archway lies a hidden closet, an example of the thoughtful design touches found throughout. The main floor boasts 10-foot ceilings, creating an airy and spacious environment, while the 8-foot doors add a sense of grandeur to every room. The heart of this home is the gourmet kitchen, a chef's dream come true. Featuring a 7-foot built-in JennAir fridge, a prestigious La Cornue 5-burner gas stove, and quartz countertops throughout, this kitchen is as functional as it is beautiful. The centerpiece is a large island with a convenient bar sink, perfect for entertaining. The main kitchen sink, a sleek Blanco white design, is perfectly positioned under a window with tranquil views of the pond. Behind the kitchen, a butler's pantry with ample storage space and a separate door to the deck offers additional convenience. Adjacent to the kitchen is a bright and spacious dining area, with sliding doors that open onto a deck with a pergola—ideal for al fresco dining and outdoor gatherings. For those who work from home, the main floor also includes a private office overlooking the driveway, providing a peaceful retreat. The upper floor is equally impressive, with 9-foot ceilings and a bonus room featuring a tray ceiling and pot lights, perfect for relaxing or entertaining. The master suite is a true sanctuary, complete with California Closets, in-floor heating, a luxurious standalone tub, a separate shower, and dual sinks. Two additional bedrooms, each with access to a 4-piece bathroom, offer ample space for family or guests. The fully finished walkout basement is designed for entertaining and relaxation. It includes a spacious living area with a mini bar and fireplace, a large exercise room, and a guest bedroom with an attached full bathroom. The basement opens out to the beautifully landscaped backyard, which backs onto the largest pond in Watermark, providing stunning views and a peaceful setting. This home is equipped with the finest amenities, including ceiling speakers in the kitchen and family room for a surround sound experience, a laundry room with built-in cabinets, sink, and countertop, and a state-of-the-art mechanical room with two furnaces, an on-demand hot water tank, and two HRV units for optimal comfort and efficiency. Every detail in this home has been carefully considered and meticulously executed, making it a true standout in the Watermark**

Inclusions: **none**
 Property Listed By: **Real Estate Professionals Inc.**

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











