

41 DAMKAR Drive, Rural Rocky View County T3L 0E8

MLS®#:	A2165619	Area:	Watermark	Listing Date:	09/15/24	List Price: \$2,656,000
Status:	Active	County:	Rocky View County	Change:	None	Association: Fort McMurray



eral Information				DOM	
о Туре:	Residential			79	
Type:	Detached			<u>Layout</u>	
/Town:	Rural Rocky View	Finished Floor Are	<u>ea</u>	Beds:	6 (33)
	County	Abv Sqft:	3,808	Baths:	4.5 (4 1)
r Built:	2023	Low Sqft:		Style:	2 Storey
Information		Ttl Sqft:	3,808		
Sz Ar:	13,503 sqft			Parking	
Shape:				Ttl Park:	3
				Garage Sz:	3
ess:					
Feat	Back Yard Lawn Int	erior Lot Landsca	ned Underground Sr	rinklors	

Back Yard, Lawn, Interior Lot, Landscaped, Underground Sprinklers

220 Volt Wiring, Double Garage Attached, Heated Garage, Oversized, Single Garage Attached

Utilities and Features

Roof:	Asphalt Shingle		Construction:	Construction:					
Heating:	In Floor,Forced Air		Mixed,Stone,Stucco	Mixed,Stone,Stucco Flooring:					
Sewer:	Public Sewer		Flooring:						
Ext Feat:	Balcony,BBQ gas line,Other		Carpet, Hardwood, Tile	Carpet, Hardwood, Tile					
			Water Source: Public						
			Poured Concrete						
Kitchen Appl:	Dishwasher,Dryer,O	Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Conditioner,Window Coverings,Wine Refrigerator							
Int Feat:	-		•		en Island,No Animal Home,No Smoking				
Int Feat: Utilities:	-	Features,Central Vacuum,Chandelier, an,Quartz Counters,See Remarks,Sma	•		en Island,No Animal Home,No Smoking				
	-		•		en Island,No Animal Home,No Smoking				
Utilities:	-		art Home, Soaking Tub, Storage, Wal		en Island,No Animal Home,No Smoking Dimensions				
Jtilities:	Home,Open Floorpl	an,Quartz Counters,See Remarks,Sm	art Home,Soaking Tub,Storage,Wall	k-In Closet(s),Wet Bar					
Utilities: Room Living Room	Home,Open Floorpl Level	an,Quartz Counters,See Remarks,Sma	art Home,Soaking Tub,Storage,Wall Room Information <u>Room</u>	k-In Closet(s),Wet Bar	Dimensions				
Utilities: Room Living Room Kitchen	Home,Open Floorpl <u>Level</u> Main	an,Quartz Counters,See Remarks,Sma Dimensions 18`4" x 17`9"	art Home,Soaking Tub,Storage,Wall Room Information <u>Room</u> Dining Room	k-In Closet(s),Wet Bar Level Main	<u>Dimensions</u> 12`8" x 15`0"				
	Home,Open Floorpl <u>Level</u> Main Main Main	an,Quartz Counters,See Remarks,Sma Dimensions 18`4" x 17`9" 16`10" x 14`9"	art Home,Soaking Tub,Storage,Wall Room Information <u>Room</u> Dining Room Breakfast Nook	k-In Closet(s),Wet Bar Level Main Main	Dimensions 12`8" x 15`0" 16`10" x 9`0"				

Walk-In Closet Other Bedroom Storage 5pc Ensuite bath 4pc Ensuite bath	Upper Lower Lower Lower Upper Upper	16`10" x 10`6" 12`0" x 16`10" 16`0" x 10`2" 5`8" x 15`10"	Family Room Bedroom Bedroom 2pc Bathroom 4pc Ensuite bath 3pc Bathroom Legal/Tax/Financial	Lower Lower Lower Main Upper Lower	18`5" x 17`6" 11`11" x 12`2" 13`0" x 12`3"
Title: Fee Simple Legal Desc:	1910703	Zoning: DC141	Remarks		
Pub Rmks: Inclusions: Property Listed By:	the highest quality of appeal from the peak "piece de resistance" and trees. The home' floor boasts soaring of beautiful wide plank great room features a friends. The front stu appliances, ample sto impressive chevron p bedrooms and a bonu wool carpeting, a sho children's bedrooms of custom furniture-piec room area. The doubl fees include front yar pathways & the centr of information. MUST	finishes throughout, including an E ted rooflines to the "eyebrow" detail front door. The beautifully landsca s layout is outstanding, while the in ceiling heights with coffered detailir hardwood floors, timeless floor and a magnificent fireplace and is open dy offers complete privacy and lead orage with pullout units, a gigantic stattern backsplash design executed us room, perfectly suited for the chil wpiece chandelier, its own West-fac offers its own chic ensuite bath. The ce units, a wine room, three addition le and single garage spaces are hea rd maintenance, including weekly m ral plaza; maintenance of the centra BE SEEN! terrigerator, 5 Security Cameras, Ala	ELEVATOR allowing for ease of acc ling to the rich stone accents, incr ped front and back gardens impre- terior design elements will leave ing, incredible large windows flood backsplash tile designs and last b to the decadent kitchen and an ele s to a unique "plant sunroom". Th center island, timeless quartz cou with the utmost precision. Beauti ldren's play area, a TV/games room cing balcony and a lavish spa-like e walkout lower level is a true "ent nal bedrooms, one of which being ted. The single garage is complete owing/trimming; weekly curbside al plaza, cascading ponds, outdoor	essibility to all three floors redible window designs, a f ss with perfectly manicure a lasting impression on the ing the interior with strean but not least, exquisite "Scl egant dining room perfectly the custom designed kitchen ntertops, a coveted "Hamm fully designed stairs ascent n, or a study room. The ma ensuite and "dressing room tertaining haven" featuring designated as an exercise the with 220 V wiring to allow garbage/recycling pickup; kitchen, playgrounds. Plea	ury defined by unparalleled craftsmanship and s. The exterior architecture exudes a timeless front veranda & upper balcony, and a striking ed flower beds, and a textural melange of shrubs e most discerning "eye for design". The main ms of natural light, custom millwork designs, honbek" chandeliers. The grand, light-filled by suited to hosting dinner parties for family and n is a chef's dream featuring high-end nersmith" range hood and, last but not least, an od to the upper level complete with three aster suite is a luxurious retreat complete with m" - a fashionista's dream. Each of the g a family/TV room, a wet bar complete with room, a full bathroom and a large storage/cold w for an EV charging station. The monthly HOA snow removal on the streets, sidewalks, ase refer to the community website for a wealth

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