

220 WATERPOINTE Court, Rural Rocky View County T3L 0H6

MLS®#: **A2166755** Area: **Watermark** Listing Date: **09/17/24** List Price: **\$2,374,900**
 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: **2023**
 Lot Information
 Lot Sz Ar: **16,552 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Other**
 Park Feat: **Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **4,112**
 Low Sqft:
 Ttl Sqft: **4,112**

DOM
3
Layout
 Beds: **7 (5 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **6**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cedar,Stone,Stucco,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **BBQ gas line,Lighting,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer,Wine Refrigerator**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Storage,Walk-In Closet(s),Wet Bar**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`2" x 6`7"	3pc Ensuite bath	Main	8`5" x 4`10"
Bedroom	Main	12`8" x 16`1"	Breakfast Nook	Main	14`11" x 11`1"
Dining Room	Main	11`11" x 15`2"	Kitchen	Main	14`11" x 15`9"

Spice Kitchen	Main	12`10" x 10`9"	Living Room	Main	17`2" x 17`4"
Mud Room	Main	7`6" x 10`11"	Office	Main	11`9" x 13`11"
3pc Ensuite bath	Second	4`11" x 8`8"	5pc Bathroom	Second	10`3" x 7`11"
5pc Ensuite bath	Second	10`6" x 13`3"	Bedroom	Second	10`11" x 14`1"
Bedroom	Second	18`2" x 13`2"	Bedroom	Second	13`0" x 16`3"
Laundry	Second	10`6" x 5`10"	Bedroom - Primary	Second	14`11" x 13`11"
Walk-In Closet	Second	10`7" x 5`7"	5pc Ensuite bath	Basement	9`7" x 11`4"
Bedroom	Basement	15`4" x 12`3"	Bedroom	Basement	13`10" x 12`10"
Den	Basement	10`9" x 16`7"	Game Room	Basement	35`4" x 31`5"
Furnace/Utility Room	Basement	32`1" x 11`8"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2111408**

Zoning:
R1

Remarks

Pub Rmks: **OPEN HOUSE: Saturday., SEPT 21, 2-5pm. ATTENTION: Large, Extended or Blended Families! Luxurious and fully loaded, this exceptional walkout home boasts over 5,800 square feet of living space in the prestigious Watermark at Bearspaw. Nestled beside the Bow River, this award-winning community offers breathtaking mountain views. Ideally situated on a corner lot at the start of a quiet cul-de-sac, the home is just a block away from the community entrance. Watermark stands out for its convenient proximity to essential amenities—schools, shops, restaurants, recreation, services, and attractions are all nearby. This exquisite new build features 7 BEDROOMS and 5.5 BATHROOMS providing ample space for a growing family. Extraordinary craftsmanship is evident throughout, highlighted by gorgeous white oak hardwood floors, tall ceilings, chic lighting, and elegant designer touches - the warm, soft colour palette isn both soothing and elegant. The airy living room, open to above, encourages relaxation in front of the dramatic floor-to-ceiling tile-encased "Napoleon Ascent" fireplace, with oversized windows streaming in natural light. The lavish gourmet kitchen is a chef's dream, featuring high-end Jenn-air built-in appliances, including double ovens, an oversized fridge, gas cooktop, and wine fridge. A separate prep buster pantry/spice kitchen is equipped with a second gas stove, dishwasher, sink, and microwave, ideal for catered parties. Dining options abound, from the quaint breakfast nook to the expansive dining room with grand coffered ceilings, or al fresco on the spacious upper deck. The main floor offers VERSITILE SPACES for work, guests, or extended family, including a spacious den and a large bedroom with a private ensuite and walk-in closet. Upstairs, a bonus room provides a relaxing atmosphere for reading and movie watching. The primary bedroom is an indulgent retreat with an opulent ensuite featuring heated flooring, dual vanities, a deep soaker tub, a separate rain shower, and a custom walk-in closet. This level also includes three additional bedrooms—one with a private ensuite and two sharing a 5-piece main bathroom—along with a conveniently located laundry room with sink and cabinetry. The finished walkout basement is perfect for entertaining, with a massive rec room for game nights, a built-in wet bar, and a media/theatre room for an immersive movie experience. Two additional large bedrooms and another 5-piece bathroom are also on this level. Walk out to the covered patio to enjoy the peaceful community and great outdoors. No expense has been spared in this exceptional home, featuring majestic designer selections from plumbing fixtures to lighting, flooring, cabinetry, and beyond. Advanced automation includes prewired cables for a sound system, blinds, camera, and security. This stunning home must be seen to be fully appreciated!**

Inclusions: **Second gas stove, microwave, hood fan, and dishwasher in the butler's pantry/spice kitchen, second beverage fridge in the lower level**
 Property Listed By: **Real Broker**

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











