



THE
A-TEAM

**RE/MAX
FIRST**

118 HILLSIDE Terrace, Rural Rocky View County T3L 0C9

MLS®#: **A2168545** Area: **Watermark** Listing Date: **09/26/24** List Price: **\$1,779,000**
 Status: **Pending** 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: **2015**
Lot Information
 Lot Sz Ar: **13,068 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,409**
 Low Sqft:
 Ttl Sqft: **3,409**

DOM

10
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Many Trees,Rectangular Lot,Treed**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`0" x 13`0"
Breakfast Nook	Main	11`0" x 10`0"
Family Room	Basement	19`7" x 21`10"
Bonus Room	Upper	16`7" x 12`5"
Bedroom - Primary	Upper	15`0" x 14`0"
Bedroom	Upper	12`3" x 10`6"

Room	Level	Dimensions
Dining Room	Main	15`0" x 11`6"
Living Room	Main	16`7" x 16`6"
Foyer	Main	10`0" x 6`1"
Den	Main	14`7" x 11`0"
Bedroom	Upper	12`4" x 10`6"
Bedroom	Upper	13`11" x 10`5"

2pc Bathroom
 5pc Bathroom
 Laundry
 Wine Cellar
 Bedroom
 4pc Bathroom

Main 7`0" x 5`5"
 Upper 8`7" x 6`7"
 Upper 10`0" x 8`2"
 Basement 8`9" x 4`5"
 Basement 14`7" x 12`5"
 Upper 8`7" x 5`0"

4pc Bathroom
 5pc Ensuite bath
 Mud Room
 Other
 Bedroom

Basement 8`4" x 7`3"
 Upper 14`7" x 8`7"
 Main 11`10" x 6`0"
 Basement 14`7" x 10`9"
 Basement 15`9" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1210765**

Zoning:
R-1

Remarks

Pub Rmks: **BEST VALUE IN WATERMARK! Experience luxury, comfort, and convenience in this 6-bedroom, 4.5-bath masterpiece nestled in the award-winning community of Watermark. Boasting over 4,700 sq ft of exquisite living space, this home is a testament to modern elegance and sophisticated design. As you step inside, you'll be greeted by a grand foyer leading to a chef's kitchen with quartz countertops, an oversized island with a breakfast bar, a gas cooktop, and an expansive walk-in pantry. The kitchen seamlessly flows into a sun-drenched breakfast nook and a welcoming living room, anchored by a cozy two-way fireplace with a floor-to-ceiling stone mantle and custom built-ins. The main floor also boasts a stylish dining room with panel details and designer lighting, along with a spacious home office featuring built-in elements and a sliding door leading to the backyard. Completing this level are a powder room and a mudroom with built-in lockers and hooks for ultimate convenience. Moving upstairs, the primary suite is a sanctuary with vaulted ceilings, dream his and her walk-in closets, a luxurious 5-piece ensuite featuring a jetted soaker tub, heated floors, and an oversized shower. Three additional bedrooms, including one with its own ensuite, provide ample space and privacy for family or guests. This level also includes a laundry room and cozy bonus room with vaulted ceilings and cabinet storage. The fully finished basement offers in-floor heating and even more living space with a generous recreation room, a wet bar, a wine room, two additional bedrooms, and a 4-piece bath. Step outside to a fully fenced yard and enjoy the covered patio with automated Phantom Screens, perfect for entertaining friends and family three seasons of the year. The heated triple-attached garage ensures ample parking and storage. The community of Watermark offers exceptional amenities, including playgrounds, an outdoor basketball court, scenic paved pathways, ponds, and cascading water features. The Central Plaza is the social hub, featuring a pavilion with an outdoor kitchen, fire pit, barbecues, and a sports field. Don't miss this rare opportunity to own a home of this caliber. Book your showing today and experience the epitome of luxury living.**

Inclusions: **All lighting, Kinetico Water System, All TV Brackets, Shed, Phantom Screens, Speakers-Built-In**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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













