



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13 DAMKAR Drive, Rural Rocky View County T3L 0E8**

MLS®#: **A2171083**      Area: **Watermark**      Listing Date: **10/10/24**      List Price: **\$2,499,900**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Rocky View County**  
 City/Town: **2020**  
 Year Built: **2020**  
 Lot Information  
 Lot Sz Ar: **29,620 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **4,493**  
 Low Sqft:  
 Ttl Sqft: **4,493**

DOM  
**8**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **10**  
 Garage Sz: **4**

Access:  
 Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Landscaped,Underground Sprinklers,Rectangular Lot**  
 Park Feat: **Garage Faces Front,Garage Faces Side,Oversized,Quad or More Attached**

Utilities and Features

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

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

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Gas Cooktop,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>5pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`7" x 12`0"</b>

<b>Dining Room</b>	<b>Main</b>	<b>15`3" x 11`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>18`4" x 16`10"</b>
<b>Nook</b>	<b>Main</b>	<b>9`6" x 16`10"</b>	<b>Den</b>	<b>Main</b>	<b>13`6" x 12`9"</b>
<b>Great Room</b>	<b>Main</b>	<b>17`7" x 17`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`7" x 17`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>17`9" x 13`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 13`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 12`11"</b>	<b>Loft</b>	<b>Upper</b>	<b>15`10" x 13`3"</b>
<b>Laundry</b>	<b>Upper</b>	<b>12`8" x 6`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>24`8" x 35`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 16`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`7" x 17`1"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>19`6" x 10`9"</b>	<b>Mud Room</b>	<b>Main</b>	<b>11`3" x 9`5"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1910703**

Zoning: **R-1**

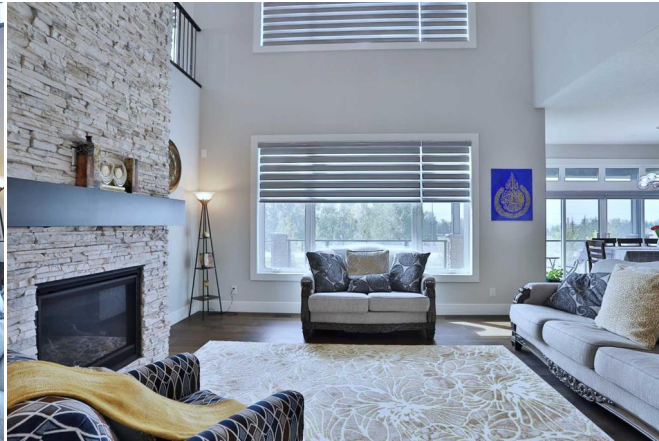
Remarks

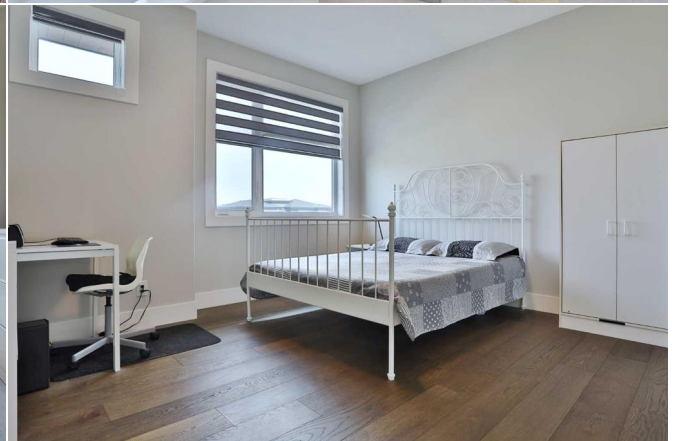
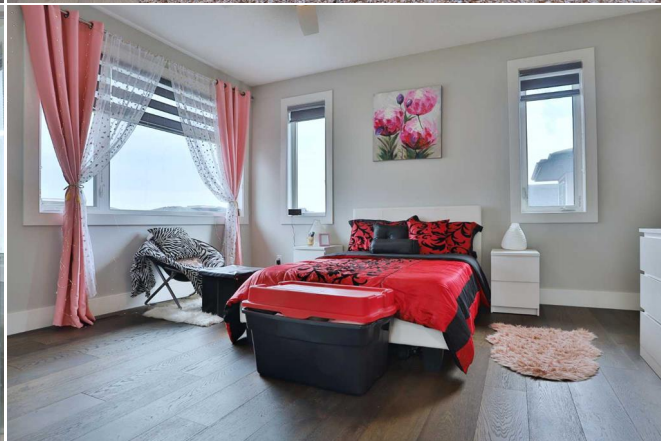
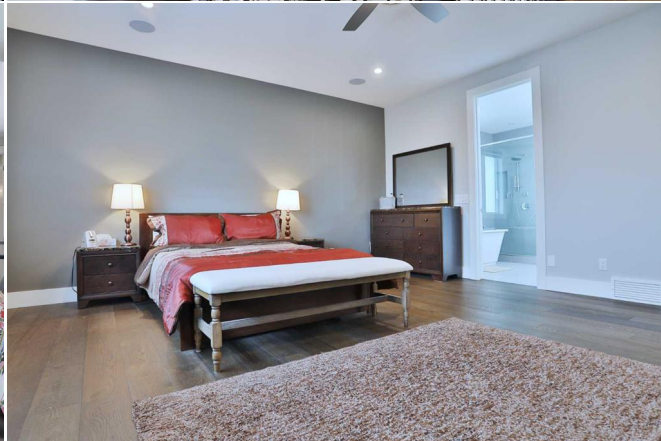
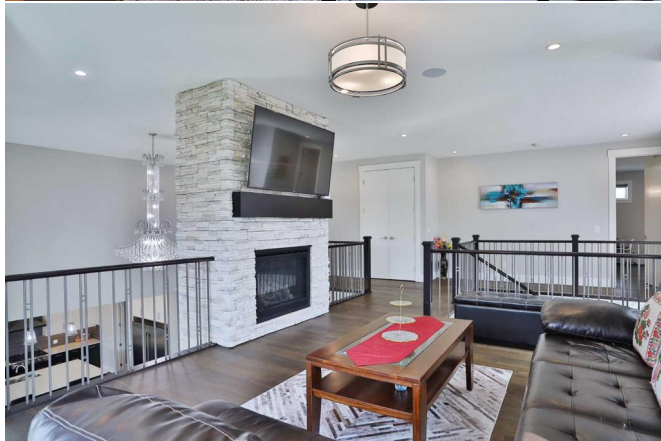
Pub Rmks: **The absolute finest in luxury living in this custom-built two storey walkout from New West Luxury Homes in the award-winning estate community of Watermark. Nestled on this beautifully landscaped 0.68 acre lot, this extensively upgraded one-owner home enjoys 6 bedrooms & 5 bathrooms, 3 stone fireplaces & 4 car garage, wide-plank hardwood floors & fully-loaded designer kitchen with all the bells & whistles. Complemented by 10ft ceilings & an expanse of windows, you will fall in love with the open design of the main floor which features formal living & dining rooms with coffered ceilings, dramatic great room with soaring 20ft ceilings & fireplace with floor-to-ceiling stone surround, dining nook surrounded by huge windows & dedicated home office. The custom chef's kitchen is a sight-to-behold with its oversized centre island, 2-tone cabinetry & glistening quartz countertops, large walkthru pantry with separate spice kitchen & top-of-the-line stainless steel appliances including 2 gas stoves, built-in convection oven & chimney hoodfans. Upstairs there are 4 wonderful bedrooms & 3 full baths; the private South-facing owners' retreat has a big walk-in closet & luxurious ensuite with heated tile floors & quartz-topped double vanities, airjet tub & glass shower. Two of the other bedrooms share a Jack & Jill-style bathroom & the 4th bedroom has its own ensuite. Completing the 2nd floor is a sunny open loft area with fireplace which overlooks the great room & laundry room with Samsung steam washer & dryer. The walkout level - with infloor heating, is finished with 2 bedrooms - with their own private access into another full bath, home gym, games/rec room with fireplace & wet bar plus an unbelievable amount of extra space for storage. Additional features include 9ft ceilings on the 2nd floor & walkout level, built-in speakers & 13-zoned underground sprinklers, security system with cameras, mudroom with built-in lockers & sensational outdoor living on 2 huge decks in the sprawling South backyard with its winding gardens & panoramic open views of the mountains & distant horizon. Multiple winner of Community of Year, Watermark is an upscale estate community dotted with open parkland & water features, walking trails & residents plaza complete with firepit & pavilion with outdoor kitchen, NBA-sized basketball court, sports field & tot lots. A truly exceptional home in this highly coveted Northwest Calgary neighbourhood, with quick & easy access to the Lynx Ridge golf course & shopping at both the Rocky Ridge Co-op & Crowfoot Centre, LRT & both Stoney & Crowchild Trails. Welcome home!**

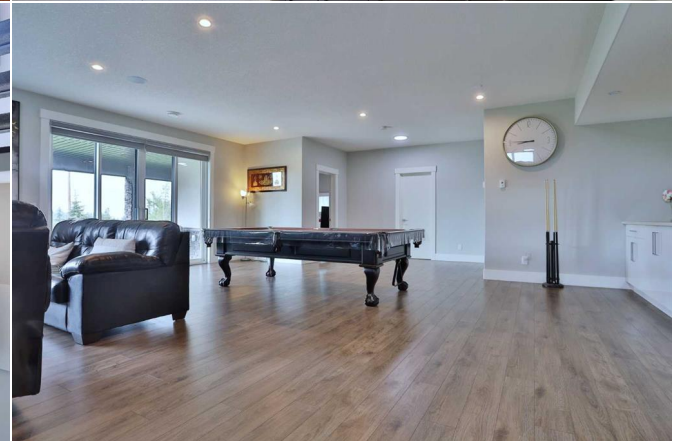
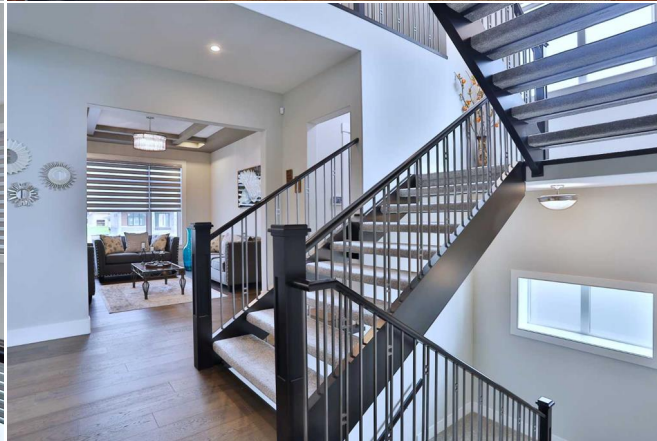
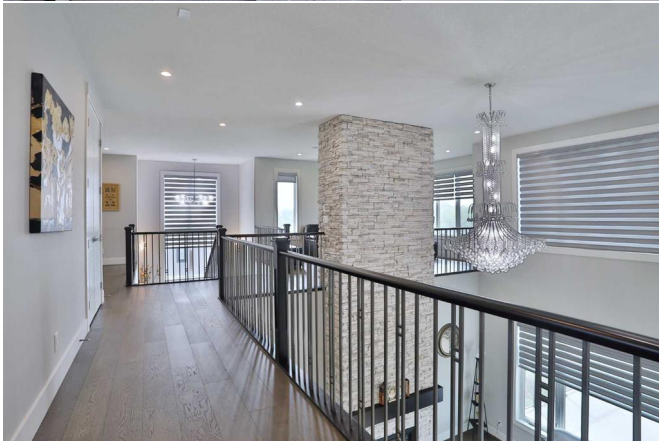
Inclusions: **Alarm system hardware & outdoor security camera system**  
 Property Listed By: **Royal LePage Benchmark**

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













**13 Damkar Dr., Calgary, AB**  
 Main Building: Total Exterior Area Above Grade 493.07 sq ft

