



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

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

DOM

41

Layout

Beds:

6 (4 2)

Baths:

4.5 (4 1)

Style:

2 Storey

County

Abv Sqft:

4,493

2020

Low Sqft:

4,493

Ttl Sqft:

4,493

Year Built:

Lot Information

Lot Sz Ar:

29,620 sqft

Lot Shape:

Parking

Ttl Park:

10

Garage Sz:

4

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,No Neighbours Behind,Landscaped,Underground Sprinklers,Rectangular Lot
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

Room

2pc Bathroom

5pc Ensuite bath

5pc Bathroom

Level

Main

Upper

Upper

Dimensions

0`0" x 0`0"

0`0" x 0`0"

0`0" x 0`0"

Room

5pc Bathroom

4pc Ensuite bath

Living Room

Level

Basement

Upper

Main

Dimensions

0`0" x 0`0"

0`0" x 0`0"

14`7" x 12`0"

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

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!**

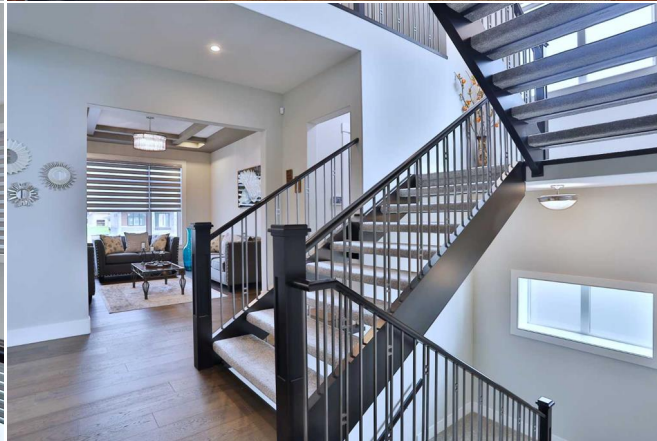
Inclusions: **Alarm system hardware & outdoor security camera system**
 Property Listed By: **Royal LePage Benchmark**

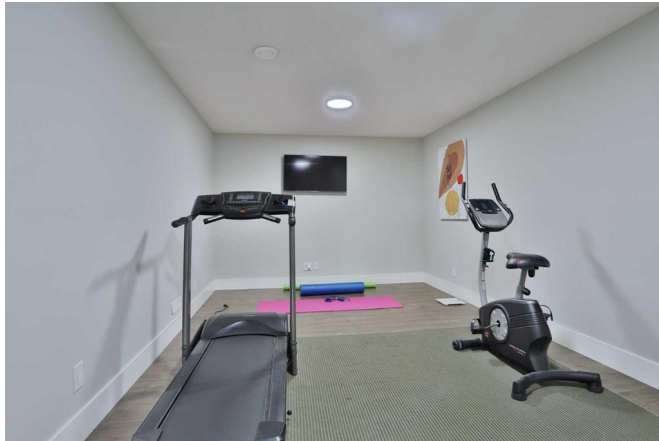
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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



Main Floor
 Exterior Area 228.83 sq ft

2nd Floor
 Exterior Area 228.14 sq ft

Basement (Below Grade)
 Exterior Area 213.28 sq ft



PREPARED: 2023/06/13

While regions are excluded from total floor area in IBC/OSBC floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

