



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**466 BROOKSIDE Court, Rural Rocky View County T3L 0C9**

MLS®#: **A2185713** Area: **Watermark** Listing Date: **01/06/25** List Price: **\$1,899,900**  
 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** Finished Floor Area  
 Year Built: **2014** Abv Sqft: **3,539**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **13,503 sqft** Ttl Sqft: **3,539**  
 Lot Shape:  
 Access: **Cul-De-Sac,Landscaped,Underground Sprinklers,Rectangular Lot**  
 Lot Feat: **Triple Garage Attached**  
 Park Feat:

DOM

**16**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **6**  
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt** Construction: **Wood Frame**  
 Heating: **Boiler,In Floor,Forced Air** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: **Public Sewer** Water Source: **Public**  
 Ext Feat: **Playground,Private Entrance** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Central Vacuum,Kitchen Island,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`11" x 13`2"	Pantry	Main	8`0" x 6`1"
Living Room	Main	21`8" x 15`9"	Dining Room	Main	17`7" x 15`1"
Den	Main	16`4" x 12`10"	2pc Bathroom	Main	9`11" x 4`11"
Foyer	Main	14`4" x 8`1"	Mud Room	Main	14`2" x 6`10"
Bedroom - Primary	Upper	16`10" x 16`5"	5pc Ensuite bath	Upper	16`5" x 13`0"
Bedroom	Upper	19`3" x 12`10"	4pc Ensuite bath	Upper	12`8" x 8`8"

<b>Bedroom</b>	<b>Upper</b>	<b>15`5" x 12`9"</b>	<b>Laundry</b>	<b>Upper</b>	<b>16`3" x 10`11"</b>
<b>Family Room</b>	<b>Lower</b>	<b>21`7" x 15`6"</b>	<b>Wine Cellar</b>	<b>Lower</b>	<b>19`6" x 13`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`0" x 12`2"</b>	<b>Exercise Room</b>	<b>Lower</b>	<b>29`10" x 13`1"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>13`1" x 8`1"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **1311979**

Zoning:  
**DC141**

Remarks

Pub Rmks: **Amazing Opportunity to own a premier home in the award-winning community of Watermark at Bearspaw. This incredible estate welcomes you with a spacious foyer area that is nicely separate from the main living area and walks you past your executive office with built-in millwork. The open-concept living room/dining rooms and kitchen are oversized, making for lots of room for the growing family. The living room boasts a ribbon burner fireplace and built-in millwork and leads you into the dining room, complete with coffered ceilings, perfect for those large family gatherings and the kitchen is simply to die for. Featuring an oversized island, quartz counters, gas cooktop, double wall ovens, a prep sink, and a nice tucked-away butler pantry, all overlooking your full-width deck with views of the rocky mountains. The upper floor presents three well-sized bedrooms including Jack & Jill bathroom between the two bedrooms and a primary suite with mountain views that is stately and includes an ensuite with heated floors, a custom tiled shower, and a built-in closet. The upper floor laundry/craft room completes the upper floor with lots of room for an ironing board and a craft station. The lower heated floor walkout level does not disappoint with rare 10' ceilings and features a complete theatre area, walkup wet-bar with standard size fridge, a 4th bedroom, oversized 3-piece bathroom and a gym that you need see to believe with commercial grade rubber floor and amazing viewing glass & mirrors. The garage in this home is the perfect space for that handy guy complete with heated epoxy floors, overhead storage, floor drains, 220 power, 3 high lift garage door openers ready for car lifts and a stainless sink/dog wash area. Central Air, Water Softener, Triple-pane windows, Ceiling Speakers throughout, Central Vac, Full Irrigation, Storage Shed and up the road from the Watermark Central Plaza make this home turn-key and ready for the perfect family!!! OPEN HOUSE SATURDAY JAN 11TH 1:00-4:00!!**

Inclusions: **None**  
 Property Listed By: **Real Broker**

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











