



THE
A-TEAM

**RE/MAX
FIRST**

4 WATERMARK Lane, Rural Rocky View County T3L2P4

MLS®#: **A2187820** Area: **Watermark** Listing Date: **01/15/25** List Price: **\$2,389,900**
 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: **2024**
 Lot Information
 Lot Sz Ar: **11,805 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot,Landscaped**
 Park Feat: **Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **3,939**
 Low Sqft:
 Ttl Sqft: **3,939**

DOM

3
Layout
 Beds: **5 (4 1)**
 Baths: **6.0 (5 2)**
 Style: **2 Storey**
Parking
 Ttl Park: **6**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Tankless Hot Water,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>
4pc Bathroom	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Dining Room	Main	12`6" x 17`0"	Great Room	Main	16`6" x 15`0"
Den	Main	15`8" x 10`0"	Bedroom	Main	14`0" x 11`0"
Bedroom - Primary	Upper	15`6" x 13`6"	Bedroom	Upper	11`0" x 12`0"
Bedroom	Upper	12`0" x 10`0"	Flex Space	Upper	11`2" x 6`2"
Bonus Room	Upper	14`8" x 15`0"	Bedroom	Basement	12`0" x 12`8"

Game Room
2pc Bathroom

Basement
Upper

10`0" x 11`8"

Media Room

Basement

15`6" x 16`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310096

Zoning:
TBD

Remarks

Pub Rmks: **Welcome to the luxurious FRANKLIN. Offering 4854 sq ft of beautifully developed space in a perfect blend of elegance and comfort. Designed with both family living and entertainment in mind, this home features 5 BEDROOMS, including a main floor mother-in-law room, 5 FULL BATHROOMS and 2 HALF BATHROOMS. Top of the line appliances in your GOURMET KITCHEN, while the expansive living spaces provide a seamless flow for gatherings. The Primary bedroom serves as a PRIVATE RETREAT with spa-like ensuite and walk-in closets. Situated on a CORNER LOT, this home combines modern sophistication with timeless charm. Perfect for those seeking a refined lifestyle in this estate only community. Photos are representative.**

Inclusions:
Property Listed By:

N/A
Bode

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







