

4 WATERMARK Lane, Rural Rocky View County T3L2P4

MLS®#:	A2187820	Area:	Watermark	Listing	01/15/25	List Price: \$2,389,900
				Date:		
Status:	Active	County:	Rocky View County	Change:	None	Association: Fort McMurray



Upper

Main

Main

Upper

Upper

Upper

4pc Ensuite bath

Bedroom - Primary

Dining Room

Den

Bedroom

Bonus Room

ral Information				DOM			
Туре:	Residential			3			
ype:	Detached			<u>Layout</u>			
Town:	Rural Rocky View	Finished Floor Ar	ea	Beds:	5(41)		
	County	Abv Sqft:	3,939	Baths:	6.0 (5 2)		
Built:	2024	Low Sqft:		Style:	2 Storey		
formation		Ttl Sqft:	3,939				
z Ar:	11,805 sqft			Parking			
hape:				Ttl Park:	6		
				Garage Sz:	3		
ss:				-			
eat:	Corner Lot,Landscaped						
Feat:	Triple Garage Attached						
reat:	Triple Garage Attac	inea					

Basement

Main

Main

Upper

Upper

Basement

0`0" x 0`0"

16`6" x 15`0"

14`0" x 11`0"

11`0" x 12`0"

11`2" x 6`2"

12`0" x 12`8"

Utilities and Features

4pc Bathroom

Great Room

Bedroom

Bedroom

Bedroom

Flex Space

Roof:Asphalt ShingleHeating:Forced Air,Natural GasSewer:Public SewerExt Feat:None			Construction: Cement Fiber Board,Wood Frame Flooring: Carpet,Ceramic Tile,Hardwood Water Source: Public Fnd/Bsmt:				
Kitchen Appl: Int Feat: Utilities:	Poured Concrete Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Tankless Hot Water,Walk-In Closet(s),Wet Bar Room Information						
<u>Room</u> 4pc Bathroom 5pc Ensuite bath	<u>Level</u> Main Upper	Dimensions 0`0" x 0`0" 0`0" x 0`0"	<u>Room</u> 2pc Bathroom 4pc Ensuite bath	<u>Level</u> Main Upper	Dimensions 0`0" x 0`0" 0`0" x 0`0"		

0`0" x 0`0"

12`6" x 17`0"

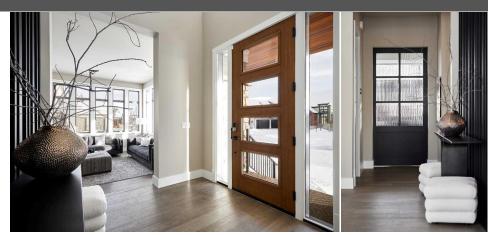
15`8" x 10`0"

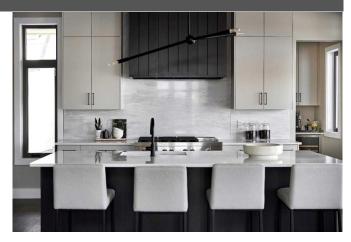
15`6" x 13`6"

12`0" x 10`0"

14`8" x 15`0"

Game Room 2pc Bathroom	Basement	10`0" x 11`8"	Media Room	Basement	15`6" x 16`4"		
	Upper	Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	2310096	Zoning: TBD					
		R	emarks				
Pub Rmks: Inclusions: Property Listed By:	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. N/A Bode						





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