



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2188876**

Area: **Watermark**

Listing Date: **01/20/25**

List Price: **\$2,399,900**

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: **2020**

Finished Floor Area

Abv Sqft: **4,475**  
Low Sqft:  
Ttl Sqft: **4,475**

DOM

**1**  
Layout  
Beds: **6 (4 2 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **29,620 sqft**  
Lot Shape:

Parking

Ttl Park: **8**  
Garage Sz: **4**

Access:

Lot Feat: **Landscaped,Underground Sprinklers,Rectangular Lot**  
Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Boiler,Forced Air**  
Sewer: **Public Sewer**  
Ext Feat: **Playground**

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`0" x 15`6"</b>
<b>Nook</b>	<b>Main</b>	<b>17`0" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`6" x 17`0"</b>
<b>Flex Space</b>	<b>Main</b>	<b>14`6" x 12`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`8" x 6`4"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`3" x 9`7"</b>

Room	Level	Dimensions
<b>Pantry</b>	<b>Main</b>	<b>8`5" x 7`3"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>10`6" x 5`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`2" x 11`11"</b>
<b>Den</b>	<b>Main</b>	<b>13`5" x 12`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>19`0" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`0" x 16`6"</b>

<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`11" x 12`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>15`2" x 13`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`3" x 4`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 11`2"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`5" x 8`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 11`7"</b>
<b>Loft</b>	<b>Upper</b>	<b>15`8" x 13`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>12`8" x 6`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`6" x 12`2"</b>	<b>Game Room</b>	<b>Lower</b>	<b>17`6" x 17`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>16`4" x 13`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>17`1" x 12`8"</b>
<b>Wine Cellar</b>	<b>Lower</b>	<b>9`1" x 8`1"</b>	<b>Exercise Room</b>	<b>Lower</b>	<b>19`7" x 10`10"</b>
<b>5pc Bathroom</b>	<b>Lower</b>	<b>12`0" x 10`0"</b>			

Legal/Tax/Financial

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

Zoning: **DC141**

Remarks

Pub Rmks: **Stunning Luxury Executive home in the award-winning community of Watermark with so much room for the growing or extended family. This incredible estate sits on just under .70 acres of land with south-facing walkout backyard exposure and stunning views of the Rocky Mountains from all 3 levels. The main floor welcomes you with 10' ceilings into the open and airy layout and impeccable craftsmanship you need to see to appreciate. The open-to-below family room with 20' ceilings & fireplace opens to the chef-inspired kitchen complete with an oversized island, high-end stainless appliances, full-height cabinetry, a secondary full spice kitchen, and a massive pantry area. A separate dedicated formal dining room, office space and a secondary main floor sitting room gives you all the space you need for entertaining all your guests or hosting that large family. The upper floor boasts 4 oversized bedrooms, two of them with their own ensuites and two of them sharing a Jack & Jill bathroom set up. The primary suite is stately with amazing views of the mountains, a large ensuite with a dedicated tile shower, a separate air tub, heated tile floors, and a large walk-in closet. An oversized upper-floor laundry room and a bonus room complete with a fireplace complete this upper-floor sanctuary. The lower walkout level does not disappoint and you will see the same elegant craftsmanship throughout in your 5th & 6th bedrooms and a full bathroom, dedicated gym or theatre space, and an open rec room with fireplace and walk-up bar. Built-in speakers throughout and complete audio/visual/security set up, in-floor heating to the basement level, underground sprinklers, 4 car drywalled garage, incredible outdoor living space on the main floor deck and underneath at the walkout level and a backyard large enough for that full soccer game or a space for a sport/tennis court, pool or whatever set up you want for the family. This home has it all and is the perfect set-up for the growing family with lots of room to grow while you enjoy the amazing community of Watermark at Bearspaw and all that it has to offer. This one is a must-see!!**

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

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











