



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 WATERMARK VILLAS , Rural Rocky View County T3L 0E2**

MLS®#: **A2195338** Area: **Watermark** Listing Date: **02/25/25** List Price: **\$945,000**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2013**

Lot Information

Lot Sz Ar: **2,614 sqft**  
 Lot Shape:

Access:

Lot Feat: **Close to Clubhouse,Landscaped,Low Maintenance Landscape,Rectangular Lot,Treed,Underground Sprinklers,Views**

Park Feat: **Additional Parking,Double Garage Attached,Driveway,Guest,Insulated**

DOM

**0**

Layout

Beds: **3 (1 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**  
 Sewer: **Sewer**  
 Ext Feat: **Balcony**

Construction: **Composite Siding,Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source: **Shared Well**  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Primary Downstairs,Quartz Counters,Recreation Facilities,See Remarks,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`7" x 10`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 13`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`10" x 9`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>15`11" x 17`0"</b>
<b>5pc Ensuite bath</b>	<b>Lower</b>	<b>8`5" x 9`6"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>8`5" x 4`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`4" x 13`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 8`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`5" x 8`4"</b>
<b>Bedroom - Primary</b>	<b>Lower</b>	<b>12`5" x 18`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`11" x 13`6"</b>
<b>Storage</b>	<b>Lower</b>	<b>4`11" x 3`1"</b>

**Furnace/Utility Room**

**Lower**

**6`11" x 6`2"**

Legal/Tax/Financial

Condo Fee:  
**\$525**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-4**

Legal Desc: **1411484**

Remarks

Pub Rmks: **Welcome to the highly sought after Villas in the private community of Watermark! Situated close to the Lynx Ridge Golf Club, this stunning home boasts breathtaking scenic views of the mountains and the peaceful and tranquil surrounding nature. You will immediately be impressed by the curb appeal of this home and the neat landscaping. A custom designed front door will welcome you into an inviting foyer with high ceilings and beautiful hardwood flooring that leads to a bright, cozy living room with a stone fireplace and large windows, adjacent formal dining room for gatherings and a dream kitchen with stainless steel appliances, custom built cabinetry and quartz countertops, all opening out to a sun drenched outdoor entertaining terrace. The upper level also offers a bedroom, with the flexibility to be used as an office or den, and has a sensational spa like 3 pc bathroom nearby. Additional features include central air-conditioning for year round comfort. The lower level offers a multi-faceted recreational area to relax, a private and airy primary bedroom with walk in closet and 5pc ensuite with in floor heating and dual vanity. French doors open out to a large, private covered patio that is conveniently located steps away from well maintained walking paths and access to an amazing and functional recreation centre and gym. On this level you will also find a spacious additional bedroom, neat 3pc bathroom and ample storage space. Offering both an elegant and comfortable layout, 3 Watermark Villas is only minutes from the C-Train, Stoney and Crowchild Trails allowing for easy access to Calgary, nearby shopping centres, the Shane Homes YMCA in Royal Oak, the Glenbow Provincial Park and schools. All this makes Watermark Villas one of the most desirable and favoured neighbourhoods to live in!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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













