

\$1,675,000 - 138 Hillside Terrace, Rural Rocky View County

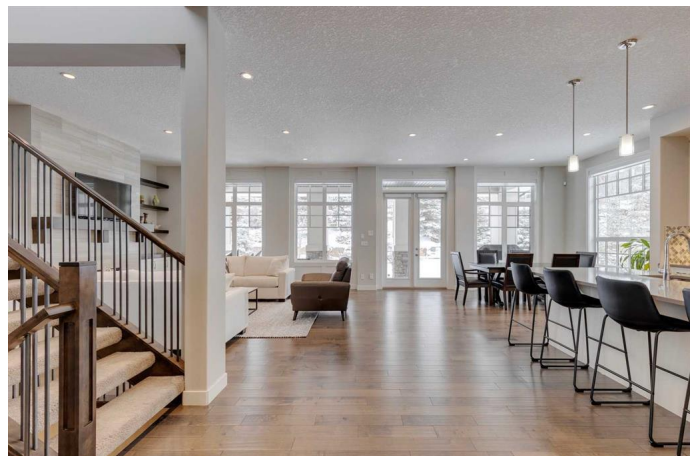
MLS® #A2102927

\$1,675,000

5 Bedroom, 5.00 Bathroom, 3,294 sqft
Residential on 0.30 Acres

Watermark, Rural Rocky View County, Alberta

Watermark at Bearspaw - 138 Hillside Terrace: Welcome to this well-maintained home in desirable Watermark at Bearspaw. Situated on a quiet street featuring over 4,500 sq ft of development, 4 + 1 bedrooms, 4.5 bathrooms, a fully developed lower level, and an attached triple car garage. The open and bright main floor has a gorgeous kitchen and breakfast nook, great room, and office/flex room. The kitchen has quartz countertops, a central island with seating for 4, stainless steel appliances, including a gas cooktop, chimney hood fan, and dishwasher, plus built-in appliances that include; a refrigerator, microwave oven, and wall oven. The open concept floor plan features a breakfast nook that provides plenty of space for a large table; a great room with built-in shelves and a gas fireplace with a mantle; a flex room with barn doors which is currently being used as an office/computer room; a 2 pc powder room, a large walk-in pantry and a mud room with L-shaped bench, hooks and ample storage space. The upper level features a bright primary bedroom with a 5 pc ensuite including dual sinks, a tiled glass shower with bench and a soaker tub; a walk-in closet with built-in shelves, rods, and drawers and a sliding door to the laundry room with upper and lower cabinets, sink and hanging rod. You will also find 3 additional bedrooms - two with walk-in closets and one with a 4 pc ensuite bathroom;



a central bonus room and a 5 pc main bathroom. The fully developed lower level includes a large rec room with a games area; a tiled wet bar and wine room including a dishwasher and refrigerator and seating for 4; a fifth bedroom and 4 pc bathroom. Additional features of this home include central A/C on the upper level, a backyard concrete patio with a gazebo and hot tub, an exposed aggregate driveway, and underground sprinklers all situated on a lovely landscaped 86 x 149-foot lot. Watermark at Bearspaw is a luxury estate community complete with Central Plaza which has a large pavilion, fire pit, BBQs, outdoor kitchen, an NBA-sized basketball court + much more. The community also offers paved trails that navigate through parkland, cascading streams, and ponds. Located minutes away from the Calgary city limits, only a short drive to Crowchild Trail, LRT/transit, parks, schools, recreational facilities, and easy access for a quick getaway to the mountains. This is an excellent opportunity for an extended family/multi-generational home. Pride of ownership is evident. Call for more info!

Built in 2015

Essential Information

MLS® #	A2102927
Price	\$1,675,000
Sold Price	\$1,642,500
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,294
Acres	0.30
Year Built	2015
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	138 Hillside Terrace
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

Amenities

Amenities	Other, Park
Parking Spaces	6
Parking	Aggregate, Driveway, Garage Door Opener, Garage Faces Front, Triple Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 23rd, 2024
Date Sold	February 16th, 2024
Days on Market	24
Zoning	DC141
HOA Fees	206.00
HOA Fees Freq.	MON

Listing Details

Listing Office RE/MAX Real Estate (Central)

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