

\$1,099,900 - 18 Watermark Villas, Rural Rocky View County

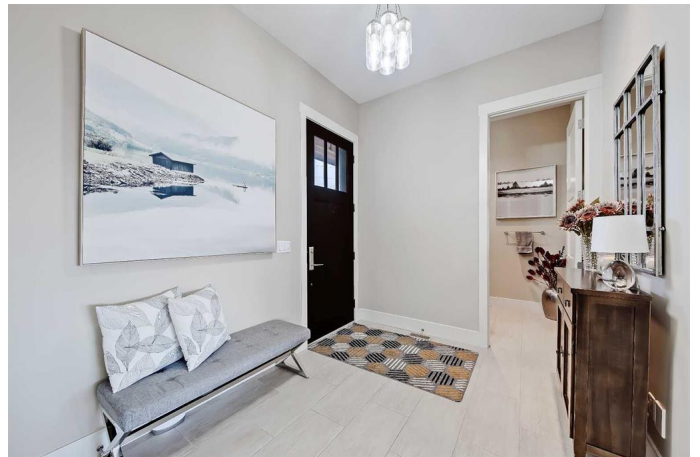
MLS® #A2106329

\$1,099,900

3 Bedroom, 3.00 Bathroom, 1,266 sqft
Residential on 0.07 Acres

Watermark, Rural Rocky View County, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Welcome to the highly sought-after “Glasgow” model in the Villas at Watermark community, where luxury living reaches new heights. This exquisite, HIGHLY UPGRADED 3-bed, 2.5-bath walkout bungalow boasts nearly 2,400 total square feet of meticulously designed living space, a South-facing backyard with MILLION DOLLAR MOUNTAIN VIEWS, offering a perfect blend of relaxation and luxury. The maintenance-free property allows for carefree living without sacrificing the finer things in life. This home exudes refined craftsmanship from the captivating curb appeal featuring mature landscaping, natural stone, and clear-coated timber accents to the sun-drenched main level with 10ft ceilings. The European-style kitchen is a chef's dream, with quartz counters, stainless steel appliances including a premium Sub-Zero fridge and built-in beverage fridge, a BRAND-NEW Miele induction range, and a subway tile backsplash surrounded by elegant soft-close cabinetry. The primary bedroom is a private oasis with expansive windows fitted with motorized blinds and a spa-inspired ensuite with heated flooring and a soaker tub. The lower level features 10ft ceilings, two bedrooms, a wet bar, and a media room. Enjoy year-round comfort with central air conditioning and hydronic in-floor heating. Upgrades include Phantom Screen



Doors, motorized blinds, upgraded lighting, a water softener, a built-in Sonos speaker system, and a central vacuum. As residents of Watermark, enjoy exclusive access to the amenities, including a clubhouse with a fitness center. Don't miss this exceptional opportunity to embrace a luxurious and carefree lifestyle in the prestigious community of Watermark.

Built in 2015

Essential Information

MLS® #	A2106329
Price	\$1,099,900
Sold Price	\$1,099,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Sold

Community Information

Address	18 Watermark Villas
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0E2

Amenities

Amenities	Clubhouse, Fitness Center, Party Room, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Awning(s), BBQ gas line
Lot Description	Cul-De-Sac, Low Maintenance Landscape, Street Lighting, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
Date Sold	February 20th, 2024
Days on Market	12
Zoning	R4
HOA Fees	541.17
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX House of Real Estate
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