

\$2,099,900 - 24 Waters Edge Gardens, Rural Rocky View County

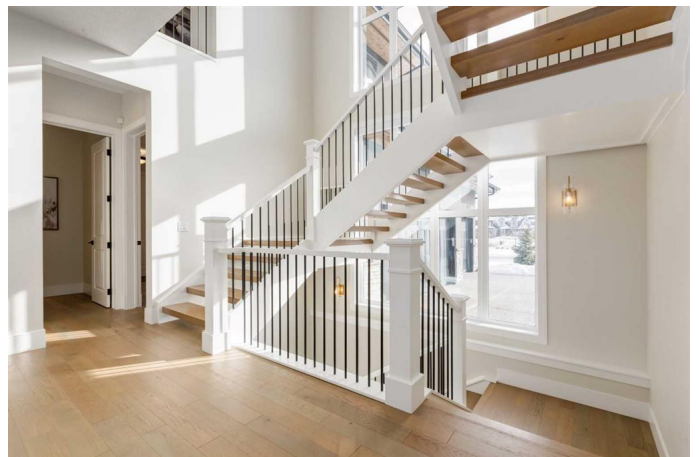
MLS® #A2107801

\$2,099,900

5 Bedroom, 5.00 Bathroom, 3,085 sqft
Residential on 0.27 Acres

Watermark, Rural Rocky View County, Alberta

WALKOUT STUNNER ON WATERMARK POND!!!! What an absolutely amazing opportunity to live in the award-winning community of Watermark at Bearspaw in a home that you just need to see to appreciate. The minute you enter this home you'll feel like you walked into a Fairmont hotel as the natural light flows from the front to the back of the home mainly because of the custom open-rise wood staircase featured right at the front of the home. Sprawling white oak hardwood floors carry you from the private office space with custom built-ins at the front entry into the open-concept Family room/Dining room and Kitchen that will have the chef in your family drooling. Crisp clean white millwork from floor to the 10' ceilings make this kitchen the perfect workspace with high-end appliances including an oversized fridge/freezer set-up, quartz countertops and the gold finishing accents give it that classy hotel feel. The dining room is over-sized and perfect for those large family dinners or cozy up to the fireplace in the family room and enjoy the views down the amazing Watermark pond. Step outside onto the covered deck complete with another gas fireplace for those cool evenings and enjoy watching the birds come in for a landing. The upper floor boasts 3 well-sized rooms each with their own ensuites and a primary suite complete with a private balcony and ensuite with a stand-alone tub, dual vanities and



custom tile shower. The walk-in closet has custom millwork and conveniently connects to your upper-floor laundry. The lower level is well appointed and perfect for entertaining with a great room with a 3rd fireplace, a recreation area with a bar, a 4th bedroom and a full gym or 5th bedroom with tonnes of natural light looking at your professionally landscaped backyard. Triple garage with epoxy floors, central air conditioning and a walkout lot that the kids can grow up and play in for many years to come. This home has it all and is like staying at a high-end hotel only you get to call it home!!!

Built in 2022

Essential Information

MLS® #	A2107801
Price	\$2,099,900
Sold Price	\$2,100,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,085
Acres	0.27
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	24 Waters Edge Gardens
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

Amenities

Amenities	None
Parking Spaces	3
Parking	Triple Garage Attached

Interior

Interior Features	Kitchen Island, No Smoking Home, Stone Counters
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprinklers, Private
Roof	Asphalt
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	February 24th, 2024
Days on Market	10
Zoning	DC141
HOA Fees	206.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
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