

# \$949,900 - 65 Watermark Villas, Rural Rocky View County

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MLS® #A2108848

**\$949,900**

3 Bedroom, 3.00 Bathroom, 993 sqft  
Residential on 0.07 Acres

Watermark, Rural Rocky View County, Alberta

In the heart of the esteemed Watermark neighbourhood lies 65 Watermark Villas, a fully upgraded residence that redefines luxury living offering lifestyle, quality, and comfort. The rarity of this home is a testament to refined elegance tailored for the "right-sizer" seeking an unparalleled living experience with a 180 degree south facing view of the gorgeous rocky mountains.

Step inside through the warm and inviting front foyer leading you into the very soul of this exquisite home. The open-concept main living area, illuminated by natural light, unveils a symphony of luxury and comfort. The kitchen, a masterpiece of design, showcases chic, crisp white cabinetry, and high end stainless steel appliances.

The living space, framed by floor-to-ceiling windows, offers breathtaking views of the majestic mountains. Imagine unwinding by the gas fireplace, enveloped in the warmth of its glow as you gaze out at the serene mountain scapes, transforming this room into a tranquil retreat. The built-in audio system, air conditioning, and 10â€™™ ceilings further enhance your comfort throughout. The expansive deck, accessible from this space, invites you to savour your morning coffee as the sunrise bathes the mountains in golden hues, awakening the day with nature.



The main bedroom, a haven of tranquility, boasts hardwood floors and those breathtaking mountain views. It is complemented by a lavish 5-piece ensuite bathroom featuring dual sinks, glass encased stand up shower, large soaker tub and heated floors. The convenience of a spacious main floor laundry room adds to the home's thoughtful design.

Descend to the basement, where luxury continues with a full wet bar, resembling a secondary kitchen. Equipped with a wine fridge, granite counters and a built-in dishwasher for functionality, it's a perfect setting for hosting memorable gatherings. The inclusion of a Murphy bed in the second basement bedroom ensures versatility and space optimization, topped with a cheater ensuite for your guests.

The garage, a haven for your vehicles, features epoxy flooring, a high-lift garage door opener, and a Lift King 4-post vehicle lift, alongside custom Haley garage cabinets and a workbench, embodying the ultimate in organization and luxury.

This is more than a home; it's a lifestyle. Located in the vibrant Watermark community, residents enjoy exclusive access to a clubhouse with a party room and gym, over 10km of walking trails, and the tranquil beauty of surrounding cascading ponds. Start your day with a rejuvenating walk, then return to the comfort of your patio to witness the breathtaking sunrise, a daily reminder of the exquisite life waiting for you at Watermark Villas.

Experience the pinnacle of luxury living, where every detail is a testament to quality and elegance. Book your showing Today.

Built in 2015

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2108848               |
| Price          | \$949,900              |
| Sold Price     | \$938,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 993                    |
| Acres          | 0.07                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Sold                   |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 65 Watermark Villas     |
| Subdivision | Watermark               |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3L0E2                  |

## Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Party Room, Snow Removal, Visitor Parking                                             |
| Parking Spaces | 3                                                                                                                |
| Parking        | Aggregate, Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, See Remarks, Workshop in Garage |

## Interior

|                   |                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings,                                           |

|                 |                                                                                         |
|-----------------|-----------------------------------------------------------------------------------------|
|                 | Wine Refrigerator                                                                       |
| Heating         | Boiler, Combination, In Floor, Electric, Fireplace(s), Forced Air, Natural Gas, Radiant |
| Cooling         | Central Air                                                                             |
| Fireplace       | Yes                                                                                     |
| # of Fireplaces | 1                                                                                       |
| Fireplaces      | Gas                                                                                     |
| Has Basement    | Yes                                                                                     |
| Basement        | Finished, Full, Walk-Out                                                                |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | BBQ gas line                                  |
| Lot Description   | Views                                         |
| Roof              | Asphalt Shingle                               |
| Construction      | Cement Fiber Board, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2024 |
| Date Sold      | March 2nd, 2024     |
| Days on Market | 8                   |
| Zoning         | R-4                 |
| HOA Fees       | 0.00                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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