



GRASSROOTS
REALTY GROUP

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30 Watermark Villas
Rural Rocky View County, Alberta

MLS # A2258592



\$1,195,000

Division:	Watermark		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,273 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Alarm System - no contract; TV in Kitchen; TV Wall Mounts; Garage Heater.

OPEN HOUSE: Saturday September 27th from 12-2 PM. This elegant bungalow villa in Watermark is perfectly tailored for empty nesters or snowbirds seeking the ease of main floor living, the freedom of a lock and leave lifestyle, and the comfort of a timeless neutral palette. The open concept main floor is drenched in natural light and enhanced by soaring ten foot ceilings, hardwood floors, wainscoting, and expansive windows that frame mountain views. The contemporary wood kitchen is a chef's dream with shaker style soft close cabinetry, quartz counters, a spacious island with seating, a gas cooktop, convection oven, and premium Wolf and Sub Zero appliances, while the adjacent dining area is perfect for both intimate dinners and sophisticated entertaining. The living room invites relaxation with its beautiful split stone fireplace and access to a large deck complete with BBQ gas line. The primary suite is an owner's retreat featuring a panelled feature wall, a walk in closet with built-ins, and a luxurious five piece ensuite with dual vanities and a wide soaking tub. A mud and laundry room with garage entry adds everyday convenience, and the double attached heated garage with epoxy flooring ensures a polished finish. The lower walk out level seamlessly extends the living space, offering a bright family room, in floor heating, two additional bedrooms that provide privacy and comfort, and a four piece bath with dual vanity, along with direct access to a covered patio with a hot tub connection. Neutral contemporary finishes throughout give the home a sophisticated yet welcoming feel, while the thoughtful layout allows for downsizing without compromise. Outdoors, shared green space, manicured landscaping, natural stone and timber accents, and the benefit of yard and flowerbed maintenance create effortless curb appeal. Residents enjoy the lifestyle Watermark

is known for, including a clubhouse, fitness centre, and pathways to explore. Additional features include central air conditioning, central vac, a water softener, and a security system with camera rough-in. Designed for connection and comfort, this villa is a place where unforgettable moments are created and every day feels extraordinary. Bungalow villas are rare, so seize the opportunity to embrace a luxurious low maintenance lifestyle and begin your Watermark story today!