



GRASSROOTS
REALTY GROUP

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70 Watermark Villas
Rural Rocky View County, Alberta

MLS # A2267155



\$1,075,000

Division:	Watermark		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,059 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, Views		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Bar fridge & Dishwasher in basement

RARE OPPORTUNITY TO OWN A LUXURY VILLA LOCATED IN THE SOUGHT-AFTER Community of Watermark. This executive MAINTANENCE FREE Villa with amazing MOUNTAIN VIEWS on a premium view lower row lot with no road behind features over 2000sq ft of total living space. METICULOUSLY MAINTAINED 3-bedroom, 3-bathroom luxury home, steps from the Watermark PATHWAY SYSTEM leads to the amazing amenities this premier community has to offer. As you enter you will be amazed by the abundance of NATURAL LIGHT coming from the WEST FACING WALL OF WINDOWS capturing the outdoor PANORAMIC VIEWS, and 10' ceilings on the main and lower level. The heart of the home, a chef's kitchen with STAINLESS STEEL appliances including GAS cooktop, separate WINE FRIDGE, granite countertops and an integrated tv to watch that Blue Jays game, while preparing for a gourmet dinner or for all your entertaining needs. Off the kitchen a bright living room with BREATHTAKING unobstructed Mountain views. Off the main living area, a beautiful master bedroom suite that is a true retreat featuring his and hers closets with built-in organizers includes a LUXURIOUS 5-piece en-suite featuring DUAL SINK vanity, OVERSIZED shower, separate soaker tub, and IN-FLOOR HEATING. Completing the main level a full laundry room with a sink, cabinets and counter space, half bathroom, large foyer and mudroom. The lower level with WALKOUT is the perfect place to relax and watch a movie or entertain in your extra-large family room. Two additional bedrooms, an enormous SPA like 5pc bathroom, large walk in temperature controlled CUSTOM-BUILT IN WINE ROOM with glass doors, a large wet bar with beverage fridge, GRANITE counters & dishwasher finishes off the basement. The OUTDOOR

LIVING SPACES are generous with a large upper deck off the main room offering an unparalleled PANORAMIC MOUNTAIN view and a large lower-level PRIVATE concrete patio that allows you to enjoy the scenery and enjoy the AMAZING SUNSETS. Villa residents also have exclusive access to the clubhouse that offers a well-equipped fitness studio on the lower level and a lounge on the upper level featuring a pool table, generous seating area, TV and a full kitchen. This exceptional home includes multi-zone in-slab glycol heating, central vacuum, AC, HEATED EPOXY-COATED garage floor, gas line running to the upper deck and SOLAR TINTING ON WINDOWS. This property truly needs to be seen to be fully appreciated…WELCOME HOME