



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**18 Damkar Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2267677**



**\$2,749,999**

<b>Division:</b>	Watermark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,132 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Heated Garage, Quad or More Attached		
<b>Lot Size:</b>	0.37 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Street Lighting, Treed, Views		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank, Wood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC141
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** A/C Unit(s), Kitchen Beverage Fridge, Built-in Microwave, Prep Kitchen Dishwasher, Prep Kitchen Refrigerator, Induction Cooktop, Home Alarm System & All Related Components, Home Automation System, Lower Level, Beverage Fridge, Patio Screens, Gem Stone Lighting.

**OPEN HOUSE THIS SATURDAY DECEMBER 13TH FROM 12:00PM TO 2:00PM! NEW PRICE!** This modern estate in Calgary's prestigious Watermark community showcases precision construction, advanced systems, and contemporary design spanning throughout over 7600 SF of total developed living space. A heated four-car garage features a durable epoxy floor, radiant in-floor and gas heating, a half bath, and ample space for a workshop or bench setup. Inside, a residential elevator provides full accessibility across all levels, while engineered hardwood flooring, custom millwork, and an open-riser glass staircase define the home's architectural character. The great room features a tray ceiling with recessed lighting and a linear gas fireplace framed in charcoal tile, blending form and function. The chef's kitchen is anchored by dual onyx-clad islands, gloss-white cabinetry, brass fixtures, and Jenn-Air professional appliances, complemented by a full prep kitchen with induction cooktop, secondary refrigerator, and dishwasher for seamless entertaining. The formal dining area includes built-in cabinetry, crown detailing, and geometric backsplash, while a front sitting room with a wood-accent fireplace, glass-enclosed office, and powder room with onyx counter and brass accents complete the main level. A well-appointed mudroom offers full-height storage, marbled tile, and a built-in bench for easy transitions. Upstairs, the primary suite includes a private balcony with mountain views, dual walk-in closets, and a spa ensuite with heated floors, dual vanities, steam shower with dual rain heads, and a deep soaker tub. Three additional bedrooms feature walk-in closets, with both Jack & Jill and private ensuite layouts. The upper level also offers a loft, study nook, and laundry room with quartz counters, extending to an outdoor patio finished with glass railings and synthetic

turf. The lower level is designed for recreation and fitness, with a quartz wet bar, brass fixtures, beverage fridge, custom shelving, media area, mirrored gym, and two bedrooms with walk-in closets and full baths. Finishes include luxury vinyl plank, recessed lighting, and marbled tile throughout. Mechanical highlights feature radiant in-floor heating throughout the lower level, high-efficiency HVAC, smart lighting controls, and an integrated sound system — combining craftsmanship, durability, and performance in one of Watermark’s most technically refined residences.