



**4 Watermark Villas**  
**Rural Rocky View County, Alberta**

**MLS # A2281842**



**\$1,249,900**

|                  |  |                               |
|------------------|--|-------------------------------|
| <b>Division:</b> | Watermark  |                               |
| <b>Type:</b>     | Residential/Duplex   |                               |
| <b>Style:</b>    | Attached-Side by Side, Bungalow-Villa                                  |                               |
| <b>Size:</b>     | 1,197 sq.ft.   | <b>Age:</b> 2013 (13 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> 2 full / 1 half |
| <b>Garage:</b>   | Double Garage Attached   |                               |
| <b>Lot Size:</b> | 0.07 Acre  |                               |
| <b>Lot Feat:</b> | Close to Clubhouse, Landscaped, Low Maintenance Landscape, Rectangular |                               |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 550       |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stone, Stucco  | <b>Zoning:</b>    | R-4          |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |                   |              |
| <b>Inclusions:</b> | Upper garage shelving, 2 TV brackets, Kitchen TV   |                   |              |

Welcome to this beautifully appointed bungalow villa offering refined comfort, thoughtful upgrades, and breathtaking mountain views with over 2300 sqft of living space! From the moment you step inside, you are greeted by soaring 10-foot ceilings and rich hardwood flooring throughout the main level, creating a bright and inviting atmosphere. The home is enhanced with air conditioning, a water softener, central vacuum system, an epoxy-finished garage floor, solid core doors throughout, and 4 pairs of in-ceiling speakers which connect to audio systems. The kitchen is designed for both everyday living and entertaining, featuring stainless steel appliances, a large central island, gas stove, and elegant quartz countertops. A timeless subway tile backsplash and filtered water tap add both beauty and practicality. Open to the eating nook and living room, this space flows seamlessly for hosting family and friends. The eating nook is filled with natural light and enjoys open sightlines to both the kitchen and living room. The living room is equally impressive with a gas fireplace and mantle, expansive windows, and direct access to the back deck, where you can relax and take in panoramic mountain views and brilliant sunsets. The primary bedroom retreat is bright and spacious with desirable west-facing windows. A custom walk-in closet with built-in organizers provides excellent storage, while the luxurious 5-piece ensuite offers a private water closet, stand-alone shower, dual vanity, and deep soaking tub&mdash;your personal spa-like escape. A well-equipped laundry room adds everyday convenience with a sink, built-in cabinetry, hanging rod, and additional pantry/storage built-ins. A stylish 2-piece powder room completes the main floor for added functionality. Downstairs, the fully developed basement offers exceptional additional living space with brand new carpet throughout. The

spacious family room features walkout access to the lower patio, perfect for entertaining or enjoying outdoor living. A stylish wet bar with bar fridge, granite countertops, and built-in cabinetry makes this level ideal for gatherings. Two generously sized bedrooms are complemented by a 4-piece bathroom with dual vanity and stand-alone shower, providing comfort and privacy for guests or family members. This thoughtfully designed bungalow villa blends elegance, functionality, and stunning views&mdash;offering low-maintenance living without compromise. An exceptional opportunity to enjoy single-level luxury in a truly scenic setting.