



GRASSROOTS
REALTY GROUP

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**73 Waters Edge Gardens
Rural Rocky View County, Alberta**

MLS # A2292039



\$2,490,000

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,623 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Corner Lot, Dog Run Fenced In, Landscaped, Low Maintenance Landscape, L		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-25-2-W5
Exterior:	Brick, Cement Fiber Board, Stucco	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Wet Bar

Inclusions: Security System with 8 HD Cameras, 2nd bar fridge in basement, Spice Kitchen: dishwasher, gas range, refrigerator, hood fan. Gemstone Lighting, Irrigation Control System (exterior deck).

Located in the award-winning luxury community of Watermark at Bearspaw, this 2024 custom estate home offers over three levels of carefully designed living space, combining quality construction, SMART HOME TECHNOLOGY and thoughtful design details throughout - and of course is on the doorstep of the City or a quick escape to the Rocky Mountains. The VERY BRIGHT main floor welcomes you with light and textural details in a spacious foyer with a unique hidden front closet. The main DOUBLE VOLUME family room has a custom single piece black granite hearth and is open and welcoming. An additional front sitting room offers flex space and is next to the main floor office and the gorgeous powder room is completely hidden in the architectural design. The kitchen is designed for everyday living and entertaining with styling QUARTZ countertops and large format backsplash, a large island with double waterfall ends and extra storage below, Dacor 6-burner gas range with pot filler, Bosch dishwasher, wall oven and microwave, plus full-size refrigerator and freezer with custom paneling. A complete SPICE KITCHEN adds a second range and sink, KitchenAid dishwasher, kick-plate vacuum and is accessed through a false cupboard door. The dining area with oversized sliding patio doors opens to a south-facing deck and patio with gas connections for BBQ/patio heaters and covered deck space 2 steps off the back yard. Upstairs, the primary bedroom includes south-facing views, a walk-in closet with custom built-ins and a well designed ensuite. Additional 3 bedrooms upstairs all offer generous WALK-IN closets and ENSUITE bathrooms finished with heated tile floors. A convenient laundry room and BONUS ROOM area with TV finishes off this level. The fully finished basement expands the home with a large recreation area, custom bar with beverage

fridge and sink, a theatre room wired for a 7.1 sound system, and 2 additional bedrooms serviced by a 4-pc bathroom. Additional features include triple-pane Lux windows, Control4 home automation with multi-zone music and climate control, central vacuum with Hide-A-Hose system (50ft per floor), CAT5 wiring, dual furnaces and A/C units, water softener and air exchangers. The oversized triple attached garage (approx. 954 sq ft) is gas heated. Residents of Watermark at Bearspaw enjoy parks, playgrounds, pathways and quick access to the mountains while remaining only minutes from Calgary.