



93 Watermark Villas
Rural Rocky View County, Alberta

MLS # A2304109



\$1,250,000

Division:	Watermark		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,196 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Inclusions: TV & TV mount, Main floor shelf on the right hand side of the fireplace

Step into upscale villa-style living with this exceptional 3-bedroom, 2.5-bath home showcasing sweeping panoramic mountain views. Inside, soaring 10-foot ceilings span both the main and lower levels. Expansive windows flood the space with natural light, creating an airy, open feel throughout. The chef-inspired kitchen features stainless steel appliances, a gas cooktop, a subway tile backsplash, quartz countertops, and a large island with breakfast bar seating—plus plenty of cabinetry for storage. The open-concept layout flows seamlessly into the dining area and living room, making it ideal for entertaining while enjoying the stunning scenery from every angle. The living room is anchored by a striking gas fireplace with a full-height stone surround and wood mantle, and it offers direct access to a spacious rear deck overlooking breathtaking views. The primary suite serves as a peaceful retreat, complete with a generous walk-in closet with custom built-ins and a luxurious 5-piece ensuite featuring a dual vanity, standalone shower, soaking tub, and private water closet. The main level also includes a well-equipped laundry room with a sink and storage, a 2-piece powder room, and entry to the heated double attached garage, which features epoxy flooring, high ceilings, and extensive shelving. Downstairs, in-floor heating adds comfort throughout the lower level, which includes two spacious bedrooms and a 4-piece bathroom with a double vanity and a large shower. A secondary family and entertainment area features a stylish wet bar with seating, a dishwasher, a sink, ample cabinetry, and dual beverage fridges. This area also has walkout access to the lower patio. Additional highlights include a Kinetico water system with a softener and reverse osmosis, a Sonos sound system, a phantom screen door, blackout blinds in the primary suite, a newer tankless hot

water system with a backup tank, and central vacuum. Ideally located near shopping, amenities, and Lynx Ridge Golf Course, this home is also just steps from the community clubhouse and an extensive network of scenic walking paths. This beautifully designed walkout bungalow offers the perfect blend of comfort, style, and natural beauty—ready to welcome you home.