



23 Watermark Road
Rural Rocky View County, Alberta

MLS # A2117793



\$1,799,900

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,691 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Garage Door Opener, Triple Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Gazebo, Street Lighting, Underground Sprinklers, Rectangular Lot, See Rema		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-25-2-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Butler's Pantry Fridge, Awnings on deck and balcony		

It just doesn't get any better than this beautifully appointed estate home in the award-winning community of Watermark, built by Trickle Creek Custom Homes only a few short minutes to the residents' plaza. This extensively upgraded air-conditioned two storey boasts gorgeous engineered hardwood floors, 4 bedrooms + den, 3 car garage & showpiece designer kitchen that will take your breath away! With its flat 10ft ceilings & expanse of windows, the main floor of this luxury home features great room with stone-facing fireplace accented by built-in cabinets, gracious formal dining room with coffered ceilings & sun-drenched morning room with sliding doors to the backyard. The fully-loaded chef's kitchen is beautifully designed & enjoys massive centre island & quartz counters, full-height custom cabinetry & awesome butler's pantry (spice kitchen). High-end Brigade Professional stainless steel appliances which includes double convection ovens, gas cooktop & wine fridge. There are walk-in closets & ensuites in all of the 3 upstairs bedrooms; the owners' retreat has a sensational dressing room & spa-inspired ensuite with free-standing soaker tub, heated floors & sleek glass/tile shower. A large 4th bedroom with Murphy bed is in the finished lower level - which has inslab heating, along with exercise room, "meditation room", full bath & media/rec room. Great-sized bonus room with balcony, 2nd floor laundry room, quartz counters in all the bathrooms, main floor home office & mudroom, Hunter Douglas blinds & built-in speakers, underground sprinklers & the beautifully landscaped West backyard comes complete with huge deck with gas BBQ line, stamped concrete patio & gazebo. Watermark is an upscale estate community dotted with open parkland & water features, walking trails & residents plaza with firepit & pavilion with outdoor kitchen, NBA-sized basketball court,

sports field & tot lots. A truly extraordinary home to call your very own!