



10 Stonepointe Place
Rural Rocky View County, Alberta

MLS # A2134710



\$2,349,900

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,517 sq.ft.	Age:	2021 (3 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Additional Parking, Aggregate, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.37 Acre		
Lot Feat:	Corner Lot, Lawn, Landscaped, Level, Street Lighting, Underground Sprinkler		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-25-2-W5
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Discover 10 Stonepointe Place, a gem within the acclaimed Watermark at Bears paw community! This stunning residence features an open floor plan bathed in natural light from floor-to-ceiling windows. The custom architectural marvel highlights symmetrical lines and monochromatic tones, with an angled staircase encircling this masterpiece. The minimalist aesthetic is enhanced by nearly 7,000 square feet of living space on three levels, plus a 500 square foot southwest-facing rooftop patio with panoramic mountain views. The open layout on the main floor allows for seamless views throughout. Upon entering, you'll find a cozy niche that transitions into sophisticated black engineered hardwood floors extending throughout the main level. The 14 foot long kitchen island is perfect for entertaining, facing a 20-foot floor-to-ceiling tile-wrapped dual-sided fireplace that serves both a private dining area and an expansive 20-foot great room. On the east side of the main floor, a formal office with double French doors provides an ideal workspace for private meetings. The south side features a nook with 12-foot ceilings and private access to an outdoor patio, equipped for entertaining with a gas barbecue and space for a future home garden. A concealed double entry leads to the butler's pantry, with cabinetry reaching up to the 10-foot ceilings. The main floor also includes a private half bath, discreetly located between the stairs leading to the rooftop patio. Upstairs, the master suite spans from the northwest to northeast side, offering a luxurious retreat. The master bedroom is accessed through double doors, revealing a spacious built-in dressing room with cabinetry and a private bedroom with floor-to-ceiling windows overlooking the mountains. The sophisticated master closet with closed shelving leads to a stunning ensuite with an oversized shower,

featuring double-head rain showers, jets, and daily spa experiences. A standalone soaker tub completes this tranquil hideaway. A 4-foot wide catwalk guides you to an open-concept bonus room with a second entrance to the rooftop patio. Two additional bedrooms, each with their own ensuite, walk-in closets, and built-in desks, complete the airy upper floor. The fully finished lower level, with ceilings between 13 and 30 feet, features large windows capturing west-facing views. It includes a built-in bar and entertainment areas, a second master bedroom with a private ensuite and spa-like shower, and a massive theater room with an 80-inch TV and built-in surround sound system. A fifth bedroom, along with another full bath, completes this level. The meticulously landscaped grounds, periodically visited by grazing deer, feature a 10-zone irrigation system for easy maintenance. This expansive 100x160 corner lot also includes a 3-car garage with additional parking for 6 cars and an 8-zone exterior camera system. Unbeatable location, steps from the school bus stop and only a few homes in from the entrance, this home must be seen to believe!