



**59 Waterpointe Manor**  
**Rural Rocky View County, Alberta**

**MLS # A2136165**



**\$3,249,900**

<b>Division:</b>	Watermark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,915 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.74 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Laminate, See Remarks	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	18-25-2-W5
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	DC141
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Pool mechanical & maintenance equipment

Welcome to this spectacular, meticulously thought out custom build, essentially brand new (completed by Lighthouse Custom Homes in Fall 2023), located on one of the largest and most sought-after lots in the exclusive community of Watermark. Also available with seller's assumable 2.74% fixed rate mortgage (4 years left on term) to qualified buyers. The Lot is .75 of an acre and will be fully landscaped by the sellers. Spectacular west-facing backyard with unobstructed Rocky Mountain views features a heated, in-ground 16'x40' pool. This stunning home, filled with natural light, has just over 6,000 sqft of finished living space, with 5 bedrooms and 5.5 bathrooms. Soaring vaulted ceilings in not only in the living room but also in all 3 of the bedrooms on the upper level, including 2 rooms that have loft spaces ready to finish to your needs and a spacious primary featuring a sunny patio, large shower/steam, and his massive walk-in closet with a pass-through to the upstairs laundry room. In-law suite? You got it! Main floor has this covered with a beautiful bedroom and ensuite that has access to back deck and pool. The lucky new owners will LOVE the natural light in this home, especially in the expansive kitchen and beautiful dining room. The huge butler's pantry that also has a second washer and dryer for all your bathing suits and towels. Your jaw will drop as you make your way up the window tower to the upper level, an unbelievable detail you need to see in person to truly understand. If the main and upper levels aren't enough, wait until you see the basement; A perfect space to entertain or just hang out. Poker room, massive rec room, gym with indoor basketball court; yes, you read that correctly! An indoor basketball court! This space has also been roughed-in for a golf simulator. Basement also

features a wet bar, additional bedroom, and 4-pc bathroom. No detail has been spared in this custom build&hellip; I would have to write a novel to cover all of the special features, so I will just touch on a few of them here; basement and garage (triple) floors have in-floor heat roughed-in, roughed-in solar and generator, reverse osmosis water system installed with 2 drinking taps, water softener, balcony off the primary suite with breathtaking mountain views, custom built-ins throughout, covered deck with gas fireplace, etc, etc&hellip;. If you love to entertain or are simply looking for one of the most timelessly designed houses on the market, and don&rsquo;t want to wait 24 months+ and deal with the hassles and headaches of a new build, this is an amazing and rare opportunity.