



127 Watermark Avenue
Rural Rocky View County, Alberta

MLS # A2139570



\$3,200,000

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,982 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Views		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-25-2-W5
Exterior:	Composite Siding, Stone	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: Built-in coffee maker, Built-in speakers, All furniture is negotiable

Nestled within the prestigious enclave of Watermark, a masterpiece of architectural ingenuity awaits. Crafted by the esteemed artisans at Lighthouse Custom Homes, this opulent residence epitomizes the fusion of old-world European charm with the sleek sophistication of contemporary design. As you step inside, you are enveloped in an ambiance of refined luxury. The grandeur of the open-concept great room, dining area, and kitchen is simply unparalleled. Bathed in natural light streaming through expansive windows, this expanse of living space seamlessly transitions to a 4-season room and sprawling deck, commanding awe-inspiring views of Watermark's largest pond. The culinary haven, the kitchen stands as the focal point of this abode. Adorned with integrated Wolf and Subzero appliances, including a state-of-the-art coffee maker nestled within the confines of the butler's pantry, it beckons culinary creativity. A generously sized island, accommodating six, serves as both a culinary workstation and a convivial gathering place. Adjacent lies the fully covered BBQ deck, an oasis for year-round grilling indulgence. Ascending the staircase, a sanctuary awaits on the upper level. Three great sized bedrooms offer havens of tranquility and various spaces to unwind. The primary suite, exudes a sense of serenity and sophistication. Towering ceilings adorned with a striking stone-clad wall create an aura of majestic elegance. A meticulously organized walk-in closet complemented by Lighthouse's signature ensuite luxuries elevate indulgence to new heights. Revel in the opulence of in-floor heating, dual vanities for his and her, and a fully tiled curbless shower. Descending to the basement, a realm of wellness and rejuvenation unfolds. In the basement, push your limits in the indoor/outdoor gym and then reward yourself with relaxation in the spa center, featuring a custom-built sauna,

steam shower, and a beverage center with access to the outdoor hot tub. Embark on a journey of timeless elegance and modern sophistication at Lighthouse Custom Homes' showhome—a testament to the artistry of bespoke living.