220 Waterpointe Court
Rural Rocky View County, Alberta

MLS # A2142402

$2,449,000

Division:	Watermark
Type:	Residential/House
Style:	2 Storey

Size:	4,067 sq.ft.	**Age:**	2023 (1 yrs old)
Beds:	7	**Baths:**	5 full / 1 half

Garage:	Triple Garage Attached
Lot Size:	0.38 Acre
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Other

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Hardwood, Tile	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	$ 0
Basement:	Finished, Full, Walk-Up To Grade	**LLD:**	18-25-2-W5
Exterior:	Cedar, Stone, Stucco, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: second gas stove, microwave, hood fan, and dishwasher in the butler's pantry/spice kitchen, second beverage fridge in the lower level

Open House - Sun. June 30 from 12-2:30 pm. ATTENTION: Large, Extended or Blended Families! Luxurious and fully loaded, this exceptional walkout home boasts over 5,800 square feet of living space in the prestigious Watermark at Bearspaw. Nestled beside the Bow River, this award-winning community offers breathtaking mountain views. Ideally situated on a corner lot at the start of a quiet cul-de-sac, the home is just a block away from the community entrance. Watermark stands out for its convenient proximity to essential amenities—schools, shops, restaurants, recreation, services, and attractions are all nearby. This exquisite new build features 7 BEDROOMS and 5.5 BATHROOMS providing ample space for a growing family. Extraordinary craftsmanship is evident throughout, highlighted by gorgeous white oak hardwood floors, tall ceilings, chic lighting, and elegant designer touches - the warm, soft colour palette isn both soothing and elegant. The airy living room, open to above, encourages relaxation in front of the dramatic floor-to-ceiling tile-encased “Napoleon Ascent” fireplace, with oversized windows streaming in natural light. The lavish gourmet kitchen is a chef’s dream, featuring high-end Jenn-air built-in appliances, including double ovens, an oversized fridge, gas cooktop, and wine fridge. A separate prep buster pantry/spice kitchen is equipped with a second gas stove, dishwasher, sink, and microwave, ideal for catered parties. Dining options abound, from the quaint breakfast nook to the expansive dining room with grand coffered ceilings, or al fresco on the spacious upper deck. The main floor offers VERSITILE SPACES for work, guests, or extended family, including a spacious den and a large bedroom with a private ensuite and walk-in closet. Upstairs, a bonus room provides a relaxing atmosphere for reading

and movie watching. The primary bedroom is an indulgent retreat with an opulent ensuite featuring heated flooring, dual vanities, a deep soaker tub, a separate rain shower, and a custom walk-in closet. This level also includes three additional bedrooms—one with a private ensuite and two sharing a 5-piece main bathroom—along with a conveniently located laundry room with sink and cabinetry. The finished walkout basement is perfect for entertaining, with a massive rec room for game nights, a built-in wet bar, and a media/theatre room for an immersive movie experience. Two additional large bedrooms and another 5-piece bathroom are also on this level. Walk out to the covered patio to enjoy the peaceful community and great outdoors. No expense has been spared in this exceptional home, featuring majestic designer selections from plumbing fixtures to lighting, flooring, cabinetry, and beyond. Advanced automation includes prewired cables for a sound system, blinds, camera, and security. This stunning home must be seen to be fully appreciated!