



**GRASSROOTS**  
REALTY GROUP

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**41 Damkar Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2192979**



**\$2,598,000**

<b>Division:</b>	Watermark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,808 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Heated Garage, Oversized, Single		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Stucco	<b>Zoning:</b>	DC141
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	2nd Wine/Beverage Refrigerator, 5 Security Cameras, Alarm System, Attached TV in Lower Level Family Room		

Masterfully executed in a transitional design style, this exquisite Family Home showcases nearly 5,500 sf of impeccable luxury defined by unparalleled craftsmanship and the highest quality of finishes throughout, including an ELEVATOR allowing for ease of accessibility to all three floors. The exterior architecture exudes a timeless appeal from the peaked rooflines to the "eyebrow" detailing to the rich stone accents, incredible window designs, a front veranda & upper balcony, and a striking "piece de resistance" front door. The beautifully landscaped front and back gardens impress with perfectly manicured flower beds, and a textural melange of shrubs and trees. The home's layout is outstanding, while the interior design elements will leave a lasting impression on the most discerning "eye for design". The main floor boasts soaring ceiling heights with coffered detailing, incredible large windows flooding the interior with streams of natural light, custom millwork designs, beautiful wide plank hardwood floors, timeless floor and backsplash tile designs and last but not least, exquisite "Schonbek" chandeliers. The grand, light-filled great room features a magnificent fireplace and is open to the decadent kitchen and an elegant dining room perfectly suited to hosting dinner parties for family and friends. The front study offers complete privacy and leads to a unique "plant sunroom". The custom designed kitchen is a chef's dream featuring high-end appliances, ample storage with pullout units, a gigantic center island, timeless quartz countertops, a coveted "Hammersmith" range hood and, last but not least, an impressive chevron pattern backsplash design executed with the utmost precision. Beautifully designed stairs ascend to the upper level complete with three bedrooms and a bonus room, perfectly suited for the children's play area, a TV/games room, or a study room. The

master suite is a luxurious retreat complete with wool carpeting, a showpiece chandelier, its own West-facing balcony and a lavish spa-like ensuite and "dressing room" - a fashionista's dream. Each of the children's bedrooms offers its own chic ensuite bath. The lower level is a true "entertaining haven" featuring a family/TV room that opens onto a private patio area, a wet bar complete with custom furniture-piece units, a wine room, three additional bedrooms, one of which being designated as an exercise room, a full bathroom and a large storage/cold room area. The double and single garage spaces are heated. The single garage is complete with 220 V wiring to allow for an EV charging station. The monthly HOA fees include front yard maintenance, including weekly mowing/trimming; weekly curbside garbage/recycling pickup; snow removal on the streets, sidewalks, pathways & the central plaza; maintenance of the central plaza, cascading ponds, outdoor kitchen, playgrounds. Please refer to the community website for a wealth of information. MUST BE SEEN!