



GRASSROOTS
REALTY GROUP

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44 Damkar Drive
Rural Rocky View County, Alberta

MLS # A2198056



\$1,999,990

Division:	Watermark		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,161 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Landscaped, Level, Underground Sprinklers		

Heating:	Boiler, In Floor, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Elevator, No Animal Home, No Smoking Home, Quartz Counters, Wet Bar		

Inclusions: None

BUNGALOW IN WATERMARK!!! What an opportunity to move into your luxury bungalow home with all the bells and whistles you want and then some. This immaculately kept home has been built with accessibility in mind and you will find this all over the home. You are welcomed as you enter the door with 10' ceilings, sprawling hardwood floors into a stately living room complete with coffered ceilings, a fireplace and custom millwork. The main floor is an open concept with a chef's dream kitchen featuring full height crisp white cabinetry, stainless appliances and a tucked away butler pantry. Your spacious dining room looks out into your west-facing backyard and your covered deck area, complete with automated screens & built-in heater perfect for relaxing during those summer evenings. The primary suite is filled with natural light and leads into an accessible ensuite with heated floors, a curbless custom tile shower, a double vanity, and an amazing soaker tub. The primary suite includes a spacious walk-through closet with custom millwork and access to your main floor laundry room with lots of room to move around. The main floor office space and oversized powder room complete this incredible main level. Want to get to the lower level? Take the 3-stop ELEVATOR from your main floor to the garage level and into the basement, perfect for anyone with mobility challenges or who struggle with stairs. The lower level is well appointed and does not disappoint with 3 additional bedrooms, one with its own ensuite, plus another full bath and the in-floor heat will keep it comfortable down there. A large rec room area complete with a wetbar makes this basement an entertainer's dream, or you can jump into your dedicated gym area for a quick workout. The garage space is a dream with heated epoxy floors and roughed in for EV charging, 11-zone irrigation to the incredibly landscaped

yard with stone patio, central air, sound system and security throughout the home and extended new home warranties that transfer to the new owners. This home has it all and is a showstopper and presents like a showhome. Here is your opportunity to get into that accessible bungalow you have been looking for in the award-winning community of Watermark!!!