

**13 Watermark Lane
Rural Rocky View County, Alberta**
MLS # A2184838

\$2,995,000

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,075 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	Golf Simulator		

Located against the cascading ponds in Watermark is 13 Watermark Lane, the epitome of luxury in Bearspaw. No expense has been spared on this Foothills Home Lottery Grand Prize Showhome, built by Crystal Creek. Roughly 5,700 square feet of total living space with 5 bedrooms, 4 full bathrooms and 2 half bathrooms with a triple attached garage. The quality and beauty of this home is unmatched with soaring 21-foot-high ceilings and two-story fireplace in the great room. Oversized kitchen is a cook's dream with quartz countertops and backsplash, La Cornue and Dacor appliances, and a beautiful island perfect for dining and entertaining. The dining nook is surrounded by windows, providing extraordinary views while eating and entertaining. Main floor also features a private mother-in-law bedroom with access to the west-facing deck that offers incredible views of the ponds and beyond. Upstairs you will find the 3 bedrooms. The rooms are split so the openness of the 21 foot ceilings carries into this upper space. Gorgeous primary has custom wallpaper and pendant lighting, as well as large, west-facing windows. Ensuite is an oasis with freestanding soaker tub, walkthrough shower, quartz countertops and Delta Trinsic matte black fixtures. Doing laundry has never been easier with washer and dryer located within the primary and second door leading back out to the hallway. Opposite the primary are the 2 additional bedrooms featuring a 5 piece Jack and Jill bathroom. Over the garage is a large bonus room, perfect for gathering upstairs for some family time. Additional powder room completes this amazing upper level. Lower level is the perfect space for endless entertainment with its game space, gym and golf simulator! Built with fun and entertainment at the forefront, this space is bound to be a favourite with its full wet bar, double viewing galley, home theatre and games

room. The additional bedroom is perfect for guests to feel right at home. Watermark is community focused, with their central plaza boasting firepits, barbeques, playgrounds, an NBA sized basketball court, outdoor rinks in the winter and lots of green space along with 5 KM of paved pathways for walking and biking. Luxury awaits you at 13 Watermark Lane!