



GRASSROOTS
REALTY GROUP

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18 Damkar Drive
Rural Rocky View County, Alberta

MLS # A2267677



\$2,999,999

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,132 sq.ft.	Age:	2022 (3 yrs old)
Beds:	6	Baths:	5 full / 2 half
Garage:	Heated Garage, Quad or More Attached		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Street Lighting, Treed, Views		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: A/C Unit(s), Kitchen Beverage Fridge, Built-in Microwave, Prep Kitchen Dishwasher, Prep Kitchen Refrigerator, Induction Cooktop, Home Alarm System & All Related Components, Home Automation System, Lower Level, Beverage Fridge, Patio Screens, Gem Stone Lighting.

OPEN HOUSE SAT NOV 8th 3PM-5PM. This modern estate in Calgary's prestigious Watermark community showcases precision construction, advanced systems, and contemporary design. A heated four-car garage features a durable epoxy floor, radiant in-floor and gas heating, a half bath, and ample space for a workshop or bench setup. Inside, a residential elevator provides full accessibility across all levels, while engineered hardwood flooring, custom millwork, and an open-riser glass staircase define the home's architectural character. The great room features a tray ceiling with recessed lighting and a linear gas fireplace framed in charcoal tile, blending form and function. The chef's kitchen is anchored by dual onyx-clad islands, gloss-white cabinetry, brass fixtures, and Jenn-Air professional appliances, complemented by a full prep kitchen with induction cooktop, secondary refrigerator, and dishwasher for seamless entertaining. The formal dining area includes built-in cabinetry, crown detailing, and geometric backsplash, while a front sitting room with a wood-accent fireplace, glass-enclosed office, and powder room with onyx counter and brass accents complete the main level. A well-appointed mudroom offers full-height storage, marbled tile, and a built-in bench for easy transitions. Upstairs, the primary suite includes a private balcony with mountain views, dual walk-in closets, and a spa ensuite with heated floors, dual vanities, steam shower with dual rain heads, and a deep soaker tub. Three additional bedrooms feature walk-in closets, with both Jack & Jill and private ensuite layouts. The upper level also offers a loft, study nook, and laundry room with quartz counters, extending to an outdoor patio finished with glass railings and synthetic turf. The lower level is designed for recreation and fitness, with a quartz wet bar, brass fixtures, beverage

fridge, custom shelving, media area, mirrored gym, and two bedrooms with walk-in closets and full baths. Finishes include luxury vinyl plank, recessed lighting, and marbled tile throughout. Mechanical highlights feature radiant in-floor heating throughout the lower level, high-efficiency HVAC, smart lighting controls, and an integrated sound system — combining craftsmanship, durability, and performance in one of Watermark’s most technically refined residences.