



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

53 Watermark Crescent
Rural Rocky View County, Alberta

MLS # A2296607



\$3,100,000

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,201 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized,		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, Open Lot		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: All chattels and appliances as seen in the house and on the property

A rare opportunity to own a former Crystal Creek LOTTERY HOME in Watermark, offered FULLY FURNISHED and completely turn key, where every detail has been professionally curated and included. Set on a large lot with a sunny south facing backyard, this 5,652 sq ft fully developed luxury home with triple car garage makes an immediate impression. Soaring open to above ceilings, full height windows, and a statement fireplace define the main living space. The main level flows effortlessly through a designer kitchen with oversized island, premium appliances, butler's pantry, and an elegant dining area framed by architectural arches and custom lighting, while a private office, functional mudroom, and thoughtful storage round out the floor. Upstairs, the primary retreat feels like a boutique hotel, complete with a spa inspired ensuite with in-floor heating, freestanding tub, oversized shower, fully built out walk in closet, and a private balcony overlooking the south facing yard, a quiet spot for morning coffee or winding down at the end of the day. Additional bedrooms offer their own character and access to ensuites, while the upper lounge overlooks the great room below, creating a bright and open second living space. The fully developed basement is designed for entertaining with a large rec room, bar, gym or flex space, and guest bedroom. Built for comfort and efficiency, this home features dual furnaces, dual A/C units, tankless hot water, HRV system, water softener, audio system, Wi-Fi extenders and full new home warranty coverage for complete peace of mind. Outside, the property features Gemstone lights, is fully landscaped with irrigation system and ready to enjoy from day one. Located just outside Calgary, the prestigious community of Watermark offers estate living with quick access to the city, mountain views, pathways, and a level of privacy that is

increasingly hard to find. Homes of this caliber, fully finished and furnished, rarely become available. Book your private showing and experience it in person.