



39 Watermark Villas
Rural Rocky View County, Alberta

MLS # A2304523



\$1,130,000

Division:	Watermark		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,030 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Sloped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Electric Awning on deck, Shelving in Garage, Many Furniture Items Negotiable

The Villas at Watermark is an exclusive collection of walkout bungalows for the sophisticated downsizer. Positioned on the western edge of the city, you have groceries and other amenities just 5 minutes away while maintaining a peaceful and quiet low-density neighbourhood. Enjoy the spectacular MOUNTAIN VIEWS from this original-owner unit. The "Highwood" layout stands out with a thoughtfully designed primary suite tucked away on the lower level - creating a private, retreat-like space that's perfect for unwinding. This layout allows for a full-width great room on the main floor, something rarely found in the complex. The result is an expansive, open-concept living and entertaining area, elevated by wall-to-wall windows that flood the space with natural light and showcase those stunning panoramic mountain views. Enjoy a chef's kitchen with an oversized island, a lovely living room with cozy gas fireplace and a dining room with gorgeous custom built-ins! The kitchen includes a built-in fridge, gas range, bar fridge, quartz counters, under-cabinet lighting, a window above the sink plus plenty of storage. Stepping out onto the large upper deck, you know immediately this is where you will be spending a lot of time, from sunny morning coffees to evenings watching the sun go down! An electric awning means you can enjoy this outdoor space even on the warmest days. And for those hot summer days, rest assured you have central air to keep you comfortable indoors as well. This is a home made for entertaining, where you can be proud to host your family and friends. On the main floor, you also will find a bedroom (currently used as an office), a full bathroom with walk-in shower, laundry/mud room and a proper front entry. The attached DOUBLE GARAGE has epoxy flooring and included shelving. Stepping into the lower level, you will have a

spacious and comfortable rec room, large guest bedroom, another full bath with walk-in shower and the lovely primary suite. Primary includes double door access to the rear patio, blackout blinds, walk-through closet and ensuite with oversized vanity w/ double sinks, tiled shower and separate soaker tub. You'll love the cozy in-floor heat in there too! The Villas also include access to a private clubhouse with gym, pool table, couches & more as well as the lovely park spaces, pathways and amenities of the Watermark neighbourhood. This is truly the retirement dream, a community where you can feel at home!