



GRASSROOTS
REALTY GROUP

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16 Wycliffe Mews
Rural Rocky View County, Alberta

MLS # A2323924



\$1,899,000

Division:	Watermark		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,364 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.71 Acre		
Lot Feat:	Back Yard, Cleared, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscape		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Solar panels		

Luxury Living in Watermark Tucked away on a quiet cul-de-sac in the prestigious community of Watermark, this exceptional custom-built bungalow offers nearly 4,750 sq. ft. of beautifully finished living space, thoughtfully designed to deliver an elevated lifestyle with uncompromising quality, craftsmanship, and comfort. From the moment you enter, soaring ceilings, rich hardwood floors, and elegant architectural details create a warm yet sophisticated first impression. The open-concept layout seamlessly blends everyday living with refined entertaining. At the heart of the home is a spectacular chef's kitchen, showcasing full-height custom cabinetry, premium stainless steel appliances, a gas cooktop, double wall ovens, a built-in wine refrigerator, and an oversized island featuring a butcher-block chef's workstation. A spacious walk-through pantry with direct access to the heated oversized triple attached garage adds everyday convenience. Expansive south-facing windows flood the main living area with natural light, highlighting the inviting living room with its striking brick-faced gas fireplace and custom built-in cabinetry. The generous dining area flows effortlessly to the covered outdoor living space, creating the perfect setting for year-round entertaining. The luxurious primary retreat features custom built-ins, spacious walk-in closets, and a spa-inspired five-piece ensuite complete with a walk-in tub that can easily be converted back to a full-size jetted tub. A chairlift on the spiral staircase provides excellent accessibility and can be removed if desired. Two additional bedrooms each offer walk-in closets and share a beautifully appointed Jack-and-Jill ensuite. The professionally finished lower level expands the home's versatility with a spacious recreation and family room, an additional bedroom, a four-piece bathroom, and abundant storage—ideal

for entertaining, extended family, or overnight guests. Step outside to an outdoor oasis designed for every season. Spanning nearly the entire length of the home, the expansive rear deck offers multiple spaces to relax and entertain, including a covered section with built-in pot lights and a natural gas line for effortless barbecuing. Situated on an impressive 0.71-acre (approximately $\frac{3}{4}$ -acre) south-facing lot, the beautifully landscaped backyard offers privacy, mature trees, multiple outdoor living areas, and a fully enclosed dog run finished with low-maintenance artificial turf, giving your four-legged family members a safe and clean place to play year-round. Additional premium features include solar panels, central air conditioning, dual high-efficiency furnaces, and an extensive list of quality upgrades throughout. Combining timeless elegance, exceptional craftsmanship, luxurious finishes, and modern efficiency, this remarkable Watermark residence presents a rare opportunity to own one of the community's finest executive bungalow homes.