



305 Spyglass Way
Rural Rocky View County, Alberta

MLS # A2324328



\$2,550,000

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,064 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	In Garage Electric Vehicle Charging Station(s), Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Landscaped, Private		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: None

Luxury Living Redefined in Amazing Watermark! This exceptional custom-built estate offers over 5,900 sq. ft. of meticulously maintained living space, showcasing premium finishes, outstanding craftsmanship, and thoughtful design throughout. Built for both elegant entertaining and comfortable family living, this stunning home is sure to impress. Step inside to soaring vaulted ceilings, rich hardwood flooring, a dramatic floor-to-ceiling stone fireplace, and an expansive open-concept layout filled with natural light. The chef-inspired kitchen is beautifully appointed with custom walnut cabinetry, quartz countertops, an oversized island, premium stainless steel appliances, dual dishwashers, a walk-through pantry with built-in cabinetry and freezer, plus a spacious mudroom and separate laundry room. The upper level features a luxurious primary retreat complete with a private balcony, spa-inspired 5-piece ensuite, and walk-in closet. Three additional bedrooms, two full bathrooms, and a secluded bonus room provide exceptional space for the entire family. The professionally developed lower level features in-floor heating, two additional bedrooms, a full bathroom, fitness/flex room, expansive family room, and an impressive wet bar designed for entertaining. Enjoy the professionally landscaped south-facing backyard with a covered deck, creating the perfect outdoor retreat. Additional features include custom walnut built-ins, central A/C, custom blinds, integrated sound system, and a heated triple attached garage with extensive built-in cabinetry. A rare opportunity to own a truly remarkable luxury residence offering the perfect blend of sophistication, comfort, and functionality. Put this one at the top of your Must-See List! OPEN HOUSE SUNDAY JULY 5TH 1:00-4:00!!