



GRASSROOTS
REALTY GROUP

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45 Damkar Drive
Rural Rocky View County, Alberta

MLS # A2330171



\$1,975,000

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,845 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Garden, Landscaped, Lawn, Many Trees, Treed, Underground Sprinklers		

Heating:	Forced Air	Water:	Co-operative, Private
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Stone	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)		
Inclusions:	Pool Table		

Welcome to this exceptional luxury home in the prestigious community of Watermark at Bearspaw, where timeless design meets modern comfort in one of the area's most sought after neighbourhoods. Residents enjoy an unparalleled lifestyle with exclusive amenities including basketball court, tranquil ponds, playgrounds, scenic walking pathways, and a covered community BBQ pavilion perfect for gathering with friends and neighbours. Built in 2022, this meticulously crafted home offers sophisticated finishes and thoughtful design throughout. Step inside to a bright, open concept main floor where the dining room, living room, and chef inspired kitchen seamlessly connect, creating the perfect space for both everyday living and entertaining. Soaring beamed ceilings add warmth and architectural character, while custom floor to ceiling designer drapery elevates every room. The heart of the home is the stunning kitchen, bathed in natural light from oversized windows and featuring a large statement island, premium appliances, an elegant plaster range hood, and a dedicated coffee bar. Just off the dining area, an incredible indoor/outdoor living space extends your entertaining season with a cozy fireplace and retractable screens, allowing you to enjoy the space in comfort throughout much of the year. A functional mudroom with custom lockers and a private main floor office complete this level. Upstairs, the thoughtfully designed split bedroom layout offers privacy for the entire family. Two generously sized bedrooms share a beautifully appointed full bathroom, while the luxurious primary suite occupies its own private wing of the home. This serene retreat features a spacious walk-in closet and a spa inspired ensuite complete with a freestanding soaker tub, creating the perfect place to unwind. Convenient upper floor laundry adds to the home's practical design.

The fully finished lower level is designed for entertaining, offering a spacious recreation area, stylish wet bar, a guest bedroom, and a full bathroom, making it an ideal space for hosting family and friends or accommodating overnight guests. Outside, the striking modern exterior is complemented by professional landscaping, creating exceptional curb appeal from every angle. Enjoy your welcoming front porch, relax in the beautifully designed outdoor living areas, and appreciate the convenience of the oversized attached triple car garage. This is more than just a home—it's an opportunity to experience luxury living in one of Bearspaw's most prestigious communities, where exceptional craftsmanship, thoughtful design, and outstanding amenities come together to create an extraordinary lifestyle.