



GRASSROOTS
REALTY GROUP

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124 Waterview Court
Rural Rocky View County, Alberta

MLS # A2339202



\$2,599,900

Division:	Watermark		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,545 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Faces Side, Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: security cameras (operational), alarm system hardware installed

What if you could own a brand new home in the award-winning estate community of Watermark at Bearspaw without the long & agonizing wait to build? Well, now you can here in this incredible walkout bungalow custom-built by New West Luxury Homes, tucked away in this serene cul-de-sac just minutes walk to Watermark Pond & Central Plaza. With over 4500sqft of refined living space, this simply stunning 4 bedroom home enjoys digital circadian lighting throughout, upgraded hardwood floors & quartz countertops, 2 fireplaces & central air, massive 3 car garage with heated floors, 2 amazing decks & fully-loaded chef's kitchen with butler's pantry. You will be blown away by the open concept main floor with its wall-to-wall windows & expansive great room including 13ft coffered ceilings, stone fireplace & beautiful built-ins which flow seamlessly into the show-stopping designer kitchen & sun-drenched formal dining room. Both functionality & elegance accentuate the designer kitchen with its oversized centre island with undercounter cabinets, full-height custom cabinets...including lighted upper glass displays, pull-out drawers & spice cabinet, huge butler's pantry with double sink & high-end appliances including Wolf induction cooktop, convection oven & steam oven, plus Miele dishwasher & Subzero fridge. The dining area opens to a beautiful covered balcony complete with ceiling heat lamps & is enclosed by phantom screens providing over 300sqft of additional outdoor living space all year-round! In the private owners' wing there is a fantastic home office with built-in cabinets & desk, a hallway leading to the master bedroom, laundry room complete with built-in cabinets & Electrolux washer & dryer, separate walkthrough closet with built-ins & spa-inspired ensuite with heated tile floors & quartz-topped double vanities, free-standing soaker tub & oversized

walk-in glass shower. The walkout level - with multi-zoned in-floor heating, is beautifully finished with a dynamite rec room with fireplace & built-in ceiling speakers, full wet bar, games room, exercise or media room, full bathroom & 3 more bedrooms. The oversized 3 car garage includes in-floor heating, 2 drains & roughed-in sink. Additional extras include gas BBQ lines on both the patio & upper balcony, laundry hook-ups in the walkout level, built-in speakers, Wifi data port, 2 furnaces, aggregate driveway/walkways/patio & main floor mudroom with walk-in closet/pantry & built-in cabinets. Multiple winner of Community of Year, Watermark at Bearspaw is an upscale estate community dotted with open parkland & water features, walking trails & residents plaza complete with firepit & pavilion with outdoor kitchen, NBA-sized basketball court, sports field & tot lots. A truly exceptional home in this highly sought-after Northwest Calgary community, with quick & easy access to the Lynx Ridge golf course & shopping at both the Rocky Ridge Co-op & Crowfoot Centre, LRT, Shane Homes YMCA & both Stoney & Crowchild Trails.