



GRASSROOTS
REALTY GROUP

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41 Damkar Drive
Rural Rocky View County, Alberta

MLS # A2341655



\$2,499,000

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,808 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Underground Sprinklers		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Stucco	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: 2nd Wine/Beverage Refrigerator, 5 Security Cameras, Alarm System, Attached TV in Lower Level Family Room

YOU HAVE ARRIVED. Nearly 5,500 sq. ft. of exceptional luxury living across three levels, with an elevator providing convenient access to all floors. Masterfully executed in a sophisticated transitional style, this remarkable home showcases superior craftsmanship and quality finishes throughout. The exterior combines acrylic stucco and natural sandstone, complemented by asphalt shingle and metal roofing, a custom-built 8-ft solid mahogany front door from Chicago, 3-ply Argon-filled windows, three covered deck and patio spaces, walkout access, and professionally landscaped grounds with underground sprinklers. The home features 9 to 19-ft ceilings with coffered and tray detailing, expansive windows, 8-ft interior doors, wide-plank hardwood flooring, 100% wool carpeting, custom millwork, solid oak stairs, risers and handrails, and luxury Schonbek crystal lighting. The light-filled great room showcases a sandstone-surround fireplace and opens to the elegant dining area and exceptional chef's kitchen. The custom Cabico maple kitchen offers dovetail drawers, pull-outs, antiqued brass hardware, premium leather-finish quartzite countertops, oversized island, farmhouse sink, Hammersmith range hood, high-end appliances, and an impressive chevron porcelain tile backsplash. A private office with custom built-ins and an adjoining vaulted plant/sunroom add versatility. The beautifully appointed laundry/mudroom features on-trend sage green maple cabinetry, leather-finish quartzite counters, undermount sink with drying area, built-in storage and bench. Upstairs, three bedrooms each feature their own ensuite bath. The luxurious primary suite offers 11-ft tray ceilings, a large dressing room, a west-facing balcony, and a spa-inspired ensuite with heated floors, elegant rounded soaking tub, and a spacious shower with three stainless-steel overhead fixtures.

A versatile bonus room with 11-ft tray ceiling and a custom built-in window seat completes this level. The lower level is an entertainer's haven with a family/TV room opening to a covered walkout patio, a wet bar with custom furniture-style cabinetry, a wine/cold room, storage room, three additional bedrooms including one ideal as a gym, and a full bathroom. Comfort is enhanced by in-floor radiant heating, HVAC with floor-level vents, dual-zone heating, high-efficiency NTI boiler, and Eco King stainless-steel storage water tank. The oversized three-car garage spaces feature in-floor heating and 220V wiring for EV charging. HOA fees include front-yard maintenance, weekly garbage/recycling pickup, snow removal, and maintenance of the central plaza, cascading ponds, outdoor kitchen and playgrounds. This exceptional residence blends thoughtful design, premium materials, sophisticated finishes and modern comfort in a truly remarkable home. MUST BE SEEN!