



GRASSROOTS
REALTY GROUP

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19 Stonepointe Place
Rural Rocky View County, Alberta

MLS # A2348317



\$2,299,999

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,684 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.70 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours B		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile	Sewer:	Private Sewer
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	Hot Tub		

Welcome to Watermark, an exclusive Bearspaw community known for its Rocky Mountain views, ponds, playgrounds, and more than 5 km of walking paths. Set on one of the community's largest lots, this custom built former showhome offers nearly 5,400 sq. ft. of total living space, timeless design, and room for the whole family. A striking exposed concrete driveway and thoughtful landscaping create a memorable first impression. Inside, enjoy refined craftsmanship and finishes throughout, including contemporary tile and 10 foot ceilings with built-in speakers on the main floor. The open concept kitchen features Wolf and Sub-Zero appliances, two tone cabinetry, a large island, and a custom backsplash. A butler's pantry adds convenience when hosting in the formal dining room. The inviting living room features a gas fireplace and large windows overlooking the private, south facing backyard oasis, complete with a pergola and hot tub. A bright corner office and powder room complete the main level. Upstairs, four bedrooms (2 with ensuites) include a spacious primary retreat with a private west facing deck and Rocky Mountain views. Unwind in the spa inspired ensuite with an oversized shower and soaker tub, then enjoy the generous walk-in closet with custom built ins and millwork. The upper level laundry room features two sets of machines for added convenience. The lower level is designed for entertaining, with high ceilings, a recreation room with gas fireplace, wet bar, and wine room. There's also a full gym with mirrors, a fifth bedroom with a walk-in closet and three piece bathroom. An oversized attached three car garage with heat, and a well equipped mudroom connects the garage to the home. Watermark residents enjoy a central plaza with an outdoor kitchen, playgrounds, basketball courts, cascading water features, and pond hockey in

winter—all within a welcoming community where kids can ride their bikes to the playground to meet friends. Book your private showing today!