Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

780-228-4266
al@grassrootsrealtygroup.ca

51 Watermark Road
Rural Rocky View County, Alberta

MLS # A2287632

$2,599,999

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,724 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Many Trees, No Back Lane, Paved, Underg		

Heating:	In Floor, Fireplace(s), Forced Air	**Water:**	Public
Floors:	Ceramic Tile, Hardwood, Laminate	**Sewer:**	Other
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	DC141
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: Pergola

Welcome to this extraordinary, planned home in the tranquil Estate community of Watermark at Bearspaw. This wonderful home sits on a .30-acre lot with Mountain views of the back. The grand residence offers over 6,800 sq. ft. of living space with 5 bedrooms, 4.5 bathrooms, extra-large great room and a dining room, huge den with its own storage room, glass wall gym, fully developed Theatre room, and a spacious storage room. Designed to be unique and a very open plan, inviting to large gatherings as you enter the Grand Hall with sunken floors and a fountain to let you feel the bliss as you enter. Featuring 10-foot ceilings and more open to below areas. With lots of natural lights throughout the house you will feel the warmth and openness together. The double staircase leading to the fully landscaped backyard is a touch of marvel design with grandness in mind leading to the very large open plan basement with extra-large windows for a basement. The kitchen showcases premium appliances with Viking Professional series oversized fridge and freezer, a gas cooktop, quartz countertops, a large island with and a fully equipped spice kitchen/butler’s pantry. Upstairs you will walk into the large Bonus room, with a walkout balcony facing the mountains where you can enjoy your evening sunsets. The master bedroom and 3 additional bedrooms fully compliment the private spaces for the family members. The basement includes a full surround sound system projector home theatre system, which is staying with the house so is ready to use right away. The wine room and wet bar along with the special lighting make this part of the house an amazing place to host and make memories. The basement also includes a large bedroom and full bathroom for any guests along with a full-size gym with a glass wall, door, and a wall sized mirror. The Outdoor living

includes a fully landscaped backyard with a special area for a fire table with a gas line already roughed in. For those beautiful nights, there is the rough ins and pergola built for the ideal hot tub. Other features include RO Water / hot and cold, Full water softener system. Extra dishwasher in basement, heated tiles in the grand hall, in floor heating in the basement and garage. This is a Home that provides all the comfort of a home for a family and a great place to host and entertain friends.

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