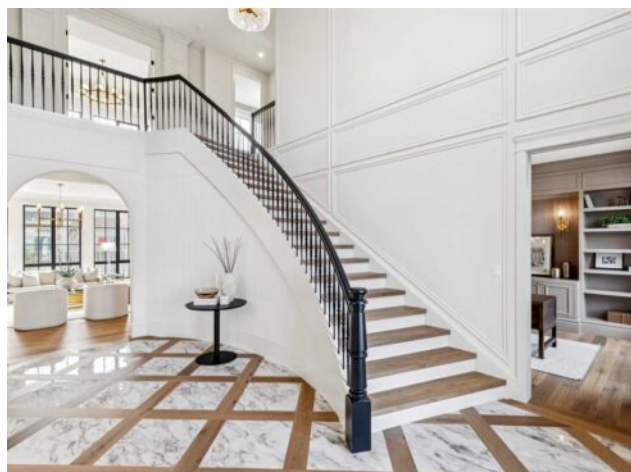


151 watermark Avenue
Rural Rocky View County, Alberta

MLS # A2309364



\$3,199,900

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,531 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-25-2-W5
Exterior:	Stucco, Wood Frame	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Sauna, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Built in Coffee Machine

Experience luxury living in this exquisite custom home crafted by URBAN INDIGO FINE HOMES. Not only will you be captivated by the level of detail and craftsmanship from the moment you walk in, the recreational oasis of this community will leave you breathless. Spanning nearly 6,600 sqft of living space, this home offers a seamless flow flooded with natural light. The main floor features a formal dining room, office, butler's pantry, flex room and a gourmet kitchen with elegant finishes. Totaling 6 bedrooms the huge Primary Suite is detailed with a Tray Ceiling, a 5 piece Ensuite, and features a large Walk-in Closet. The walk-up basement is complete with a Gym, Rec Room, Bar, Media Room and Sauna. The oversized three car garage provides almost 12' ceiling heights to accommodate a car lift. This is a home where mere words fall short—truly a must-see for families seeking unparalleled elegance, comfort and craftsmanship. Enjoy low-maintenance living with HOA services that include mowing of the front yard lawn and front sidewalk snow removal.