



## 30 Watermark Villas , Rural Rocky View County, Alberta - \$1,195,000



Main Photo

### Property Description

\*OPEN HOUSE: Saturday September 20th from 1-330 PM.\* \*OPEN HOUSE: Sunday September 21st from 11-1 PM.\*

This elegant bungalow villa in Watermark is perfectly tailored for empty nesters or snowbirds seeking the ease of main floor living, the freedom of a lock and leave lifestyle, and the comfort of a timeless neutral palette. The open concept main floor is drenched in natural light and enhanced by soaring ten foot ceilings, hardwood floors, wainscoting, and expansive windows that frame mountain views. The contemporary wood kitchen is a chef's dream with shaker style soft close cabinetry, quartz counters, a spacious island with seating, a gas cooktop, convection oven, and premium Wolf and Sub Zero appliances, while the adjacent dining area is perfect for both intimate dinners and sophisticated entertaining. The living room invites relaxation with its beautiful cast stone fireplace and access to a large deck complete with BBQ gas line. The primary suite is an owner's retreat featuring a panelled feature wall, a walk in

closet with built-ins, and a luxurious five piece ensuite with dual vanities and a wide soaking tub. A mud and laundry room with garage entry adds everyday convenience, and the double attached heated garage with epoxy flooring ensures a polished finish. The lower walk out level seamlessly extends the living space, offering a bright family room, in floor heating, two additional bedrooms that provide privacy and comfort, and a four piece bath with dual vanity, along with direct access to a covered patio with a hot tub connection. Neutral contemporary finishes throughout give the home a sophisticated yet welcoming feel, while the thoughtful layout allows for downsizing without compromise. Outdoors, shared green space, manicured landscaping, natural stone and timber accents, and the benefit of yard and flowerbed maintenance create effortless curb appeal. Residents enjoy the lifestyle Watermark is known for, including a clubhouse, fitness centre, and pathways to explore. Additional features include central air conditioning, central vac, a water softener, and a security system with camera rough-in. Designed for connection and comfort, this villa is a place where unforgettable moments are created and every day feels extraordinary. Bungalow villas are rare, so seize the opportunity to embrace a luxurious low maintenance lifestyle and begin your Watermark story today!

## REALTOR Referral

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