

WELCOME TO 93 WATERMARK VILLAS



SEMI DETACHED | 2,258 sq ft TOTAL DEV. | 3 BEDROOMS | 2.5 BATHROOMS



93 WATERMARK VILLAS

Imagine coming home and opening the door to breathtaking mountain views that make you feel like you are on top of the world. Just step in and you will feel the inspiration this Stunning Luxury Villa radiates, you might even fall in love. Welcome to one of Watermark Villas finest locations in the community of Bearspaw. Impeccably crafted and immaculately kept, this executive walkout bungalow fills with warming natural light throughout. Upon entering you'll find a striking open plan with 10' ceilings, walls of windows capturing the outside panoramic views, gorgeous wide plank hardwoods, floor to ceiling rundle rock fireplace, and a stylish gourmet kitchen featuring top of the line appliances. The expansive master boasts tranquil mountain views and a deluxe ensuite with heated floors. The lower level offers a brilliantly developed walkout with in-floor heating and 10' ceilings all leading to a cozy sized patio with state-of-the-art hot tub. The perfectly sized deck is ideal for entertaining with a magnificent mountain view backdrop. You will also appreciate having AC and a heated garage with epoxy flooring. A wonderful lifestyle is there for the taking from the fantastic Clubhouse, to the numerous pathways with tranquil scenery all around.

MLS® # A1040690



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93 Watermark Villas

Villa

Possession: **Negotiable**

Neighbourhood: **Watermark**

Built in: **2015**

Construction: Composite Siding, Stone, Stucco, Wood Frame

Parking: Double Garage Attached, Heated Garage with Epoxy Flooring

Main Level

Kitchen: 12`0" x 11`4"

Living/Dining Combo: 18`4" x 18`2"

Master Bedroom: 13`8" x 12`4"

Laundry: 12`4" x 8`0"

Lower Level

Bedroom: 16`10" x 10`11"

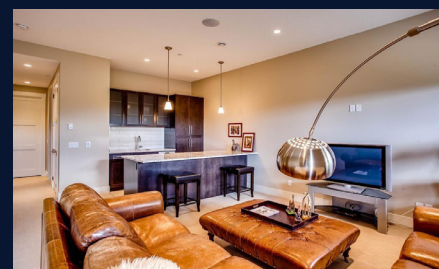
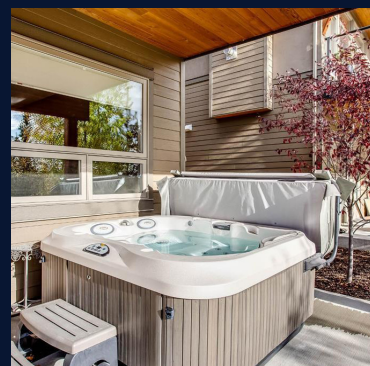
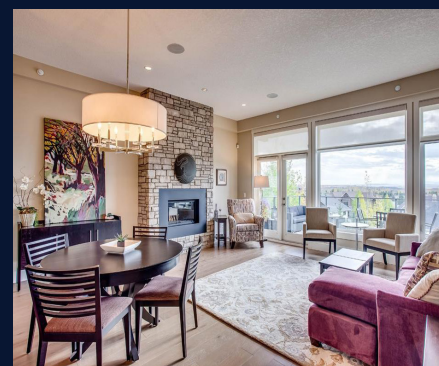
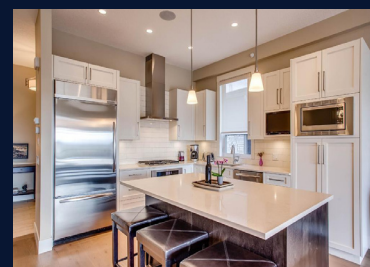
Bedroom: 13`6" x 10`4"

Family Room: 19`2" x 13`2"

Rec Area: 8`6" x 8`2"

Includes: Alarm System, Air Conditioner, Fridge, Countertop Gas Stove, Built-in Oven, Microwave Oven, Dishwasher, Washer/Dryer, Garburator, Vacuum System plus Attachments, Window Coverings, 3 Wine/Beverage Coolers, Bar Dishwasher, Built-in TV in Kitchen, Garage Door Opener plus 2 Remotes, Hot Tub

Features: Fantastic location with Stunning Views · Built by MacDonald Corp - Glasgow Floor Plan · One owner home with \$55,000 in upgrades · Quartz countertops in kitchen and bathrooms · Solid core interior doors · Custom Bar/ ideal for entertaining · In floor heating in lower level and heated floors in ensuite bath · Amazing upper deck and lower patio with Hot Tub and gas hook ups on both levels · Alarm system · AC · Central vacuum



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