

# \$1,949,900 - 13 Spyglass Point, Rural Rocky View County

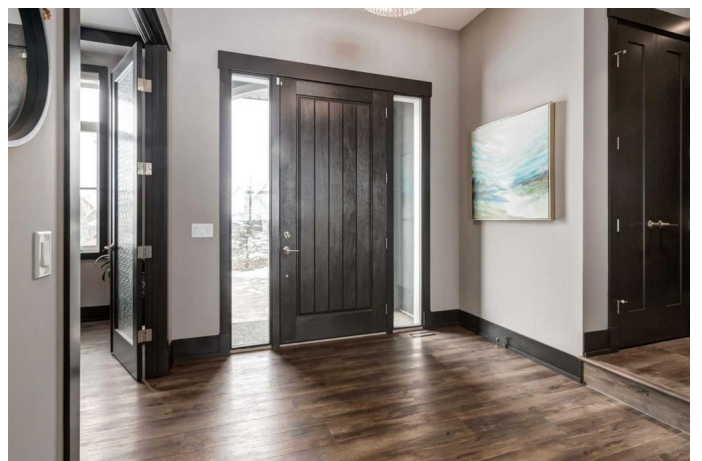
MLS® #A2194755

**\$1,949,900**

5 Bedroom, 6.00 Bathroom, 4,189 sqft  
Residential on 0.26 Acres

Watermark, Rural Rocky View County, Alberta

SIMPLY STUNNING EXECUTIVE HOME in the premiere family-friendly community of Watermark on a private cul-de-sac! This 4,189 sqft. 2 storey home boasts 6 bedrooms, 5.5 bathrooms, and a fully developed basement. A grand foyer welcomes you into this elegant home with hand-scraped hardwood floors and 10 ft. ceilings featured throughout. The gourmet chef's kitchen features a massive island with bar seating and a stainless steel farmhouse-style sink. Quartz countertops, glass subway tile backsplash, custom cabinetry, and a custom hood fan accentuate the luxurious feel of this kitchen. High-end stainless steel appliances featuring Wolf and Sub Zero complete this impressive kitchen. A walk-through pantry with built-in shelving leads to the wet bar that overlooks the formal dining room. The wet bar features quartz countertops, glass subway tile & stone backsplash, an undermount sink, raised bar with seating, wine fridge, dishwasher, and built-in cabinetry. The spacious dining room boasts floor-to-ceiling windows with a view of the landscaped backyard. From the dining room you walk through the double barn door entrance to the nook where you'll find sliding door access to the deck. The sizable wooden deck features built-in bench seating so you can sit and enjoy the beautiful backyard including gardens, flower boxes & mature trees. The living room features an electric



fireplace with a stone surround & mantle and a built-in wall unit. The office with double French door entry features a coffered ceiling & built-in bookshelves. A mudroom featuring built-in lockers with hooks and shelving as well as a 2 pc powder room complete the main level. Open riser stairs lead you to the upper level. The magnificent primary retreat boasts a large walk-in closet with built-in organization and a spa-like 6 pc. ensuite including in-floor heat, a walk-in shower with 2 showerheads, bathtub, double vanity with quartz countertops. The 3 additional bedrooms upstairs each have a 4 pc. ensuite & walk-in closet with built-in organization. A laundry room with a sink & quartz countertops completes the upper level. The fully developed basement with in-floor heating offers secondary space for entertaining & an open-concept floor plan. The family room features a gas fireplace with stone surround & mantle along with a built-in wall unit. From the spacious games room there is a bedroom with double barn door entry and a walk closet with built-in organization. Another bedroom with cork flooring features a walk-in closet with built-in organization and a 3 pc. ensuite or use it as your gym space. The 3 pc. ensuite is also accessible from the games room. This extraordinary home includes an oversized 5-car insulated heated garage with epoxy flooring, a bulkhead storage space & dog wash. Additional features include irrigation, a central vac system & central air. Located close to community walking paths, playgrounds, and all amenities. Luxury living in Watermark!

Built in 2019

### **Essential Information**

MLS® #	A2194755
Price	\$1,949,900
Bedrooms	5

Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,189
Acres	0.26
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	13 Spyglass Point
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

### **Amenities**

Amenities	Gazebo, Picnic Area, Playground
Parking Spaces	8
Parking	Quad or More Attached
# of Garages	5

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Bar, Granite Counters
Appliances	Bar Fridge, Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Dryer, Garage Control(s), Gas Range, Washer, Water Softener
Heating	Boiler, Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Playground
Lot Description	Cul-De-Sac, Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	56
Zoning	R-1
HOA Fees	213
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Real Broker
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