

# \$2,598,000 - 41 Damkar Drive, Rural Rocky View County

MLS® #A2192979

**\$2,598,000**

6 Bedroom, 5.00 Bathroom, 3,808 sqft

Residential on 0.31 Acres

Watermark, Rural Rocky View County, Alberta

Masterfully executed in a transitional design style, this exquisite Family Home showcases nearly 5,500 sf of impeccable luxury defined by unparalleled craftsmanship and the highest quality of finishes throughout, including an ELEVATOR allowing for ease of accessibility to all three floors. The exterior architecture exudes a timeless appeal from the peaked rooflines to the "eyebrow" detailing to the rich stone accents, incredible window designs, a front veranda & upper balcony, and a striking "piece de resistance" front door. The beautifully landscaped front and back gardens impress with perfectly manicured flower beds, and a textural melange of shrubs and trees. The home's layout is outstanding, while the interior design elements will leave a lasting impression on the most discerning "eye for design". The main floor boasts soaring ceiling heights with coffered detailing, incredible large windows flooding the interior with streams of natural light, custom millwork designs, beautiful wide plank hardwood floors, timeless floor and backsplash tile designs and last but not least, exquisite "Schonbek" chandeliers. The grand, light-filled great room features a magnificent fireplace and is open to the decadent kitchen and an elegant dining room perfectly suited to hosting dinner parties for family and friends. The front study offers complete privacy and leads to a unique "plant sunroom". The custom designed kitchen is a chef's dream featuring high-end appliances, ample storage with pullout units, a gigantic



center island, timeless quartz countertops, a coveted "Hammersmith" range hood and, last but not least, an impressive chevron pattern backsplash design executed with the utmost precision. Beautifully designed stairs ascend to the upper level complete with three bedrooms and a bonus room, perfectly suited for the children's play area, a TV/games room, or a study room. The master suite is a luxurious retreat complete with wool carpeting, a showpiece chandelier, its own West-facing balcony and a lavish spa-like ensuite and "dressing room" - a fashionista's dream. Each of the children's bedrooms offers its own chic ensuite bath. The lower level is a true "entertaining haven" featuring a family/TV room that opens onto a private patio area, a wet bar complete with custom furniture-piece units, a wine room, three additional bedrooms, one of which being designated as an exercise room, a full bathroom and a large storage/cold room area. The double and single garage spaces are heated. The single garage is complete with 220 V wiring to allow for an EV charging station. The monthly HOA fees include front yard maintenance, including weekly mowing/trimming; weekly curbside garbage/recycling pickup; snow removal on the streets, sidewalks, pathways & the central plaza; maintenance of the central plaza, cascading ponds, outdoor kitchen, playgrounds. Please refer to the community website for a wealth of information. **MUST BE SEEN!**

Built in 2023

### **Essential Information**

MLS® #	A2192979
Price	\$2,598,000
Bedrooms	6
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	3,808
Acres	0.31
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	41 Damkar Drive
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0E8

### **Amenities**

Amenities	Park, Picnic Area, Playground, Recreation Facilities, Snow Removal, Trash
Parking Spaces	3
Parking	Double Garage Attached, Single Garage Attached, 220 Volt Wiring, Heated Garage, Oversized
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Smart Home, Storage, Walk-In Closet(s), Bookcases, Central Vacuum, Elevator, Soaking Tub, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range, Water Conditioner, Wine Refrigerator
Heating	Forced Air, In Floor
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Back Yard, Landscaped, Lawn, Underground Sprinklers, Interior Lot
Roof	Asphalt Shingle
Construction	Mixed, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	78
Zoning	DC141
HOA Fees	206
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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