

**151 watermark Avenue**  
**Rural Rocky View County, Alberta**

**MLS # A2309364**



**\$3,199,900**

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

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

**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.