

# \$1,999,990 - 44 Damkar Drive, Rural Rocky View County

MLS® #A2198056

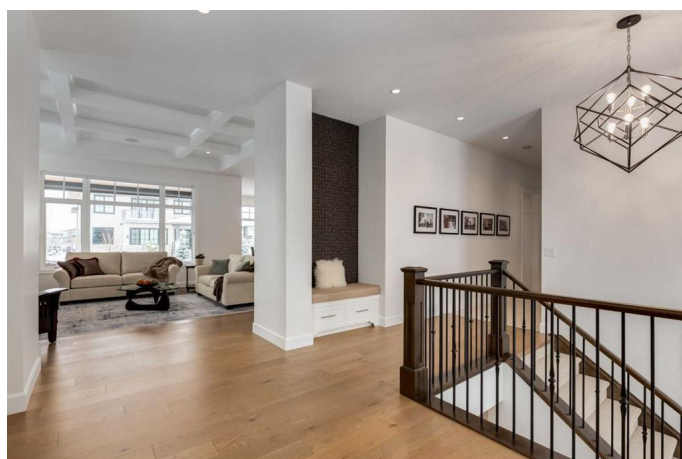
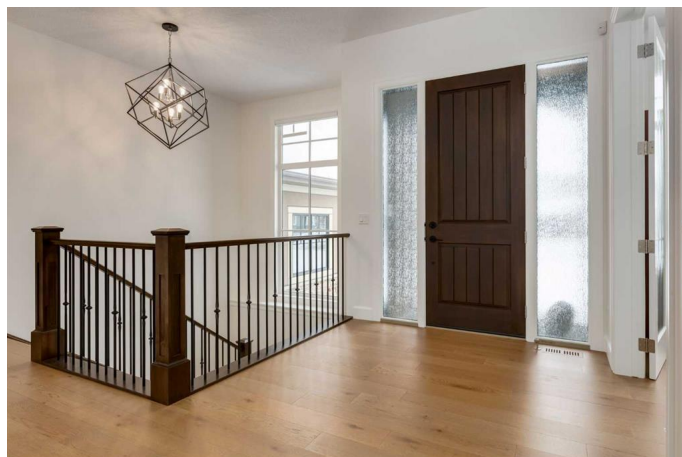
**\$1,999,990**

4 Bedroom, 4.00 Bathroom, 2,161 sqft

Residential on 0.29 Acres

Watermark, Rural Rocky View County, Alberta

BUNGALOW IN WATERMARK!!! What an opportunity to move into your luxury bungalow home with all the bells and whistles you want and then some. This immaculately kept home has been built with accessibility in mind and you will find this all over the home. You are welcomed as you enter the door with 10' ceilings, sprawling hardwood floors into a stately living room complete with coffered ceilings, a fireplace and custom millwork. The main floor is an open concept with a chef's dream kitchen featuring full height crisp white cabinetry, stainless appliances and a tucked away butler pantry. Your spacious dining room looks out into your west-facing backyard and your covered deck area, complete with automated screens & built-in heater perfect for relaxing during those summer evenings. The primary suite is filled with natural light and leads into an accessible ensuite with heated floors, a curbless custom tile shower, a double vanity, and an amazing soaker tub. The primary suite includes a spacious walk-through closet with custom millwork and access to your main floor laundry room with lots of room to move around. The main floor office space and oversized powder room complete this incredible main level. Want to get to the lower level? Take the 3-stop ELEVATOR from your main floor to the garage level and into the basement, perfect for anyone with mobility challenges or who struggle with stairs. The lower level is well appointed and does not disappoint with 3 additional bedrooms, one



with its own ensuite, plus another full bath and the in-floor heat will keep it comfortable down there. A large rec room area complete with a wetbar makes this basement an entertainer's dream, or you can jump into your dedicated gym area for a quick workout. The garage space is a dream with heated epoxy floors and roughed in for EV charging, 11-zone irrigation to the incredibly landscaped yard with stone patio, central air, sound system and security throughout the home and extended new home warranties that transfer to the new owners. This home has it all and is a showstopper and presents like a showhome. Here is your opportunity to get into that accessible bungalow you have been looking for in the award-winning community of Watermark!!!

Built in 2021

**Essential Information**

MLS® #	A2198056
Price	\$1,999,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,161
Acres	0.29
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	44 Damkar Drive
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County

Province	Alberta
Postal Code	T3L 0E8

### Amenities

Amenities	None
Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Central Vacuum, Elevator, No Animal Home, No Smoking Home, Quartz Counters, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Oven-Built-In, Electric Cooktop
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground
Lot Description	Landscaped, Level, Underground Sprinklers
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 28th, 2025
Days on Market	76
Zoning	DC141
HOA Fees	213
HOA Fees Freq.	MON

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.