

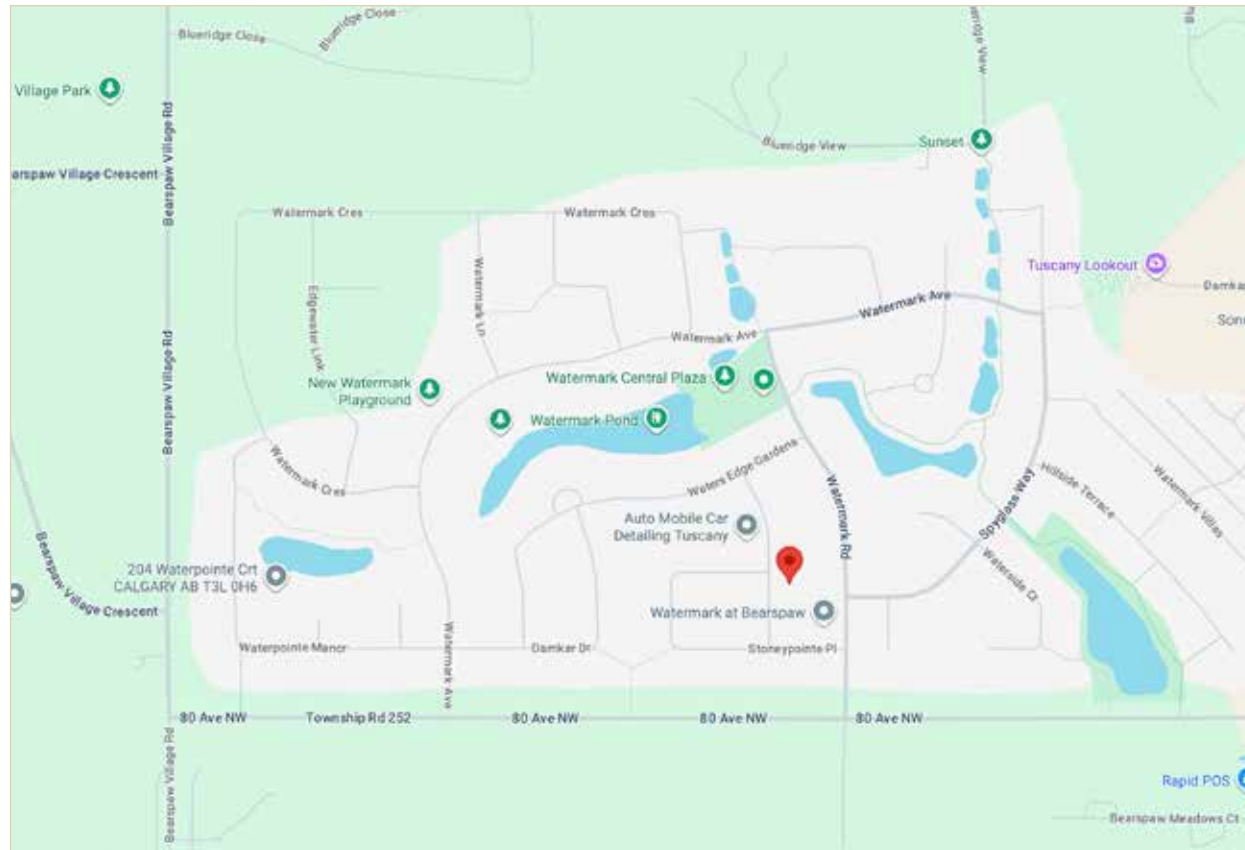


COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

20 ROCKWATER WAY | RURAL ROCKY VIEW COUNTY, ALBERTA, CANADA
COMMUNITY OF WATERMARK AT BEARSPAW

Proudly Presenting
20 ROCKWATER WAY

Community of Watermark at Bearspaw



WATERMARK AT BEARSPAW

Just beyond Calgary's northwest edge, Watermark at Bearspaw offers the space and peaceful setting of estate living with the conveniences of the city close by. Landscaped ponds, green spaces and more than five kilometres of paved pathways wind through the neighbourhood, inviting residents out for a morning walk, an evening bike ride or time outdoors with family.

At the heart of Watermark, the Central Plaza gives neighbours a place to come together. Its covered gathering area, outdoor kitchen, fire pit, sports court and playgrounds offer space for everything from a family afternoon to a summer gathering with friends.

Beautifully landscaped streets and thoughtfully designed estate homes add to the appeal of the community, while nearby shopping, dining and services make everyday life easy. It is a lovely place to enjoy the quieter pace of Bearspaw while remaining connected to Calgary.





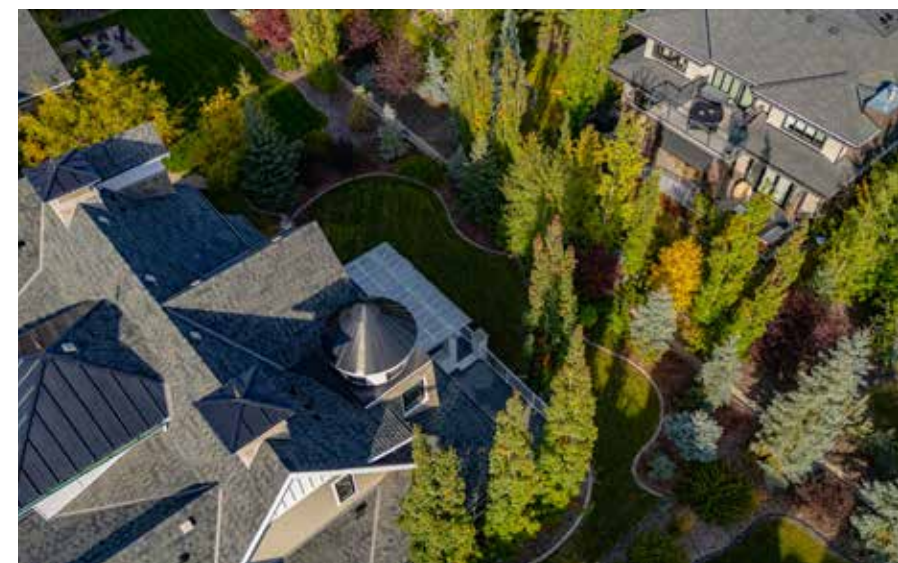
A GRAND ENTRANCE

This former *Wolf Custom Homes* show home is stunning! The incredible and unique architectural designs by *Dean Thomas Design Group* make for a magnificent first impression. A sweeping driveway is framed by mature trees and professionally landscaped gardens toward a home whose details invite a closer look. Natural warm-toned stonework carries across the front of the house and around the covered veranda, where an arched window looks into the office. The stairwell is set into a castle-like column with a gigantic feature window and lookout square windows set above. Shingle siding, modern window designs, flared wall designs, eaves brackets, crisp white trim and column detailing, decorative finials at the roof peaks, and turret designs add to its character. Beneath the wood-lined soffit entry, the arched solid wood door and matching sidelights welcome you inside.









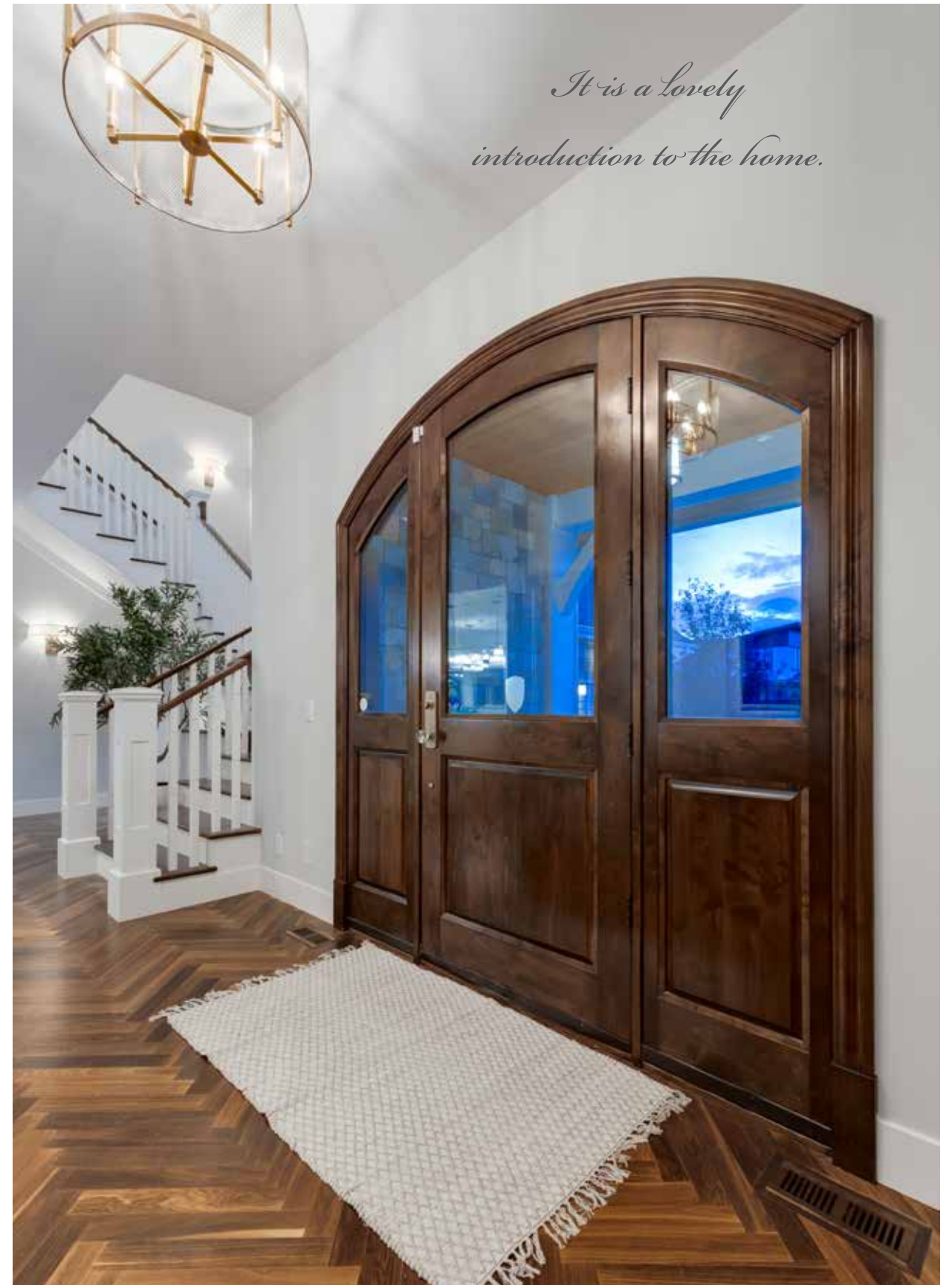






YOU HAVE ARRIVED

Through the arched door, you enter the main foyer where you are first introduced to the high quality of designer finishings throughout. Herringbone hardwood floors lead into the other main floor spaces. A graceful staircase draws your eye upward, while two large built-in closets with gigantic gold-toned center handles provide generous storage at the entrance.





THE OFFICE

Just beyond the foyer, the office is a room you will enjoy spending time in. Rich wood cabinetry reaches toward the ceiling, combining built-in shelving with distinctive metal mesh cabinet fronts. A custom wood desk completes the space, while a broad window topped by an arched transom looks over the front gardens. Herringbone hardwood floors continue from the foyer, giving this private study the same attention to detail found throughout the home.





AN 'ELLE DÉCOR' KITCHEN

The kitchen is as beautiful as it is functional. Custom white cabinetry extends to the ceiling, with glass-front display cabinets, extensive built-ins, soft-close drawers, and a cleverly concealed spice drawer. Grey-veined marble covers the countertops and rises behind the five-burner *Wolf* gas cooktop, where a custom hood with gold metal detailing makes a beautiful statement. A large, two-level island offers generous preparation space including a lowered baking area, a *Kohler* farmhouse sink, an *Asko* dishwasher and generous counter seating. Lovely glass pendant lighting adds another level of elegant style to this space. Double wall ovens and *Sub-Zero* refrigeration complete this impressive kitchen.









THE KITCHEN BISTRO

Tucked beside the kitchen, the breakfast nook has a charm all its own. A custom built-in upholstered bench wraps around a round wood table beneath corner windows, with a pendant light overhead. It is the perfect spot for morning coffee, a quiet lunch or keeping someone company while dinner is being prepared.





THE DINING AREA

The dining area provides a beautiful setting for family dinners and celebrations. A geometric gold-toned chandelier hangs above the table, while east-facing windows allow for spectacular morning sun. Glass doors lead onto the covered “outdoor living room” where the views of the private backyard are splendid. On summer evenings, open the doors and let the conversation carry out onto the two outdoor decks.





FAMILY GATHERING ROOM

The family room brings everyone together in a space that feels both grand and comfortable. White beams cross the coffered ceiling, drawing the eye to a star-shaped chandelier. The gas fireplace is surrounded by pale marble and detailed white millwork, with a generous mantel and a place for the television above. Floor-to-ceiling windows overlook the mature trees and gardens, making this a lovely room for a quiet evening by the fire or a house full of family and friends.







A ROOM FOR EVERY STAGE OF LIFE

A step down from the kitchen leads to a room with space to make your own. Windows look out to the trees, ceiling heights soar, while glass doors open across the room to a large uncovered deck, inviting in the fresh air on summer days. An interior window to the kitchen lets you keep an eye on children playing while preparing dinner. Currently enjoyed as a playroom, it would be equally lovely as a music room, yoga room, a quiet sitting room or a place for the whole family to spread out. This area would also be great as a second office space or could be used as a formal entertaining space.



THE BUTLER'S PANTRY

The butler's pantry gives the kitchen a second working area, beautifully finished in its own right. White cabinetry extends to the ceiling above marble countertops, a prep sink and a white tile backsplash. Under-cabinet lighting brightens the work surface, while a glass-front *Marvel* beverage fridge keeps refreshments close at hand. It is a wonderful space for setting out drinks and preparing for guests while the main kitchen remains ready for everyone to gather. This would also be a great space for "health conscious" families as a separate area for a *Vitamix* machine, blenders and such.

THE POWDER ROOM

The main-floor powder room carries the home’s attention to detail into a smaller space. A white vanity with a marble countertop, polished nickel fixtures and delicate glass knobs sits beneath a counter-to-ceiling mirror with sconces set into the mirror.



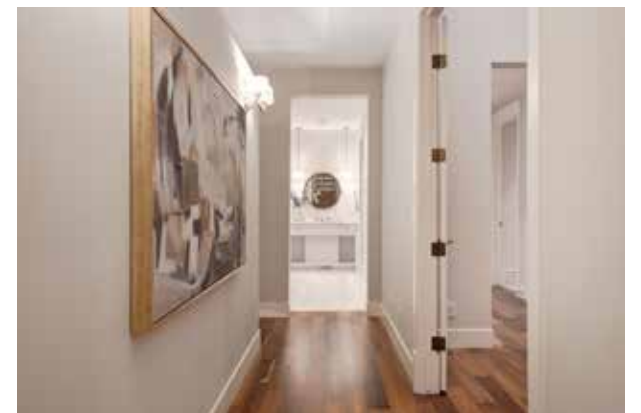
THE MUDROOM

The mudroom is thoughtfully planned for busy days. A long built-in bench provides a place to sit, with concealed storage below, individual cubbies above and plenty of hooks for coats and bags. White panelled millwork keeps the space bright, while large tile flooring makes coming and going through every season easy.



THE UPPER LANDING

The staircase rises alongside a magnificent two-storey window, its dark wood treads and handrail adding warmth against the crisp white detailing. Upstairs, wide-plank hardwood floors lead across an open landing overlooking the foyer. High windows bring in natural light, while a pendant draws the eye upward. It is a graceful transition to the private rooms above.





THE PRIMARY BEDROOM

Beyond the tall, panelled double doors, the primary bedroom offers a peaceful setting. A tray ceiling adds subtle detail above the hardwood floors, while five windows follow the curve of the room and overlook the gorgeous tall trees and gardens to the west. There is space to sit with a morning coffee or linger as the evening light settles over the backyard.

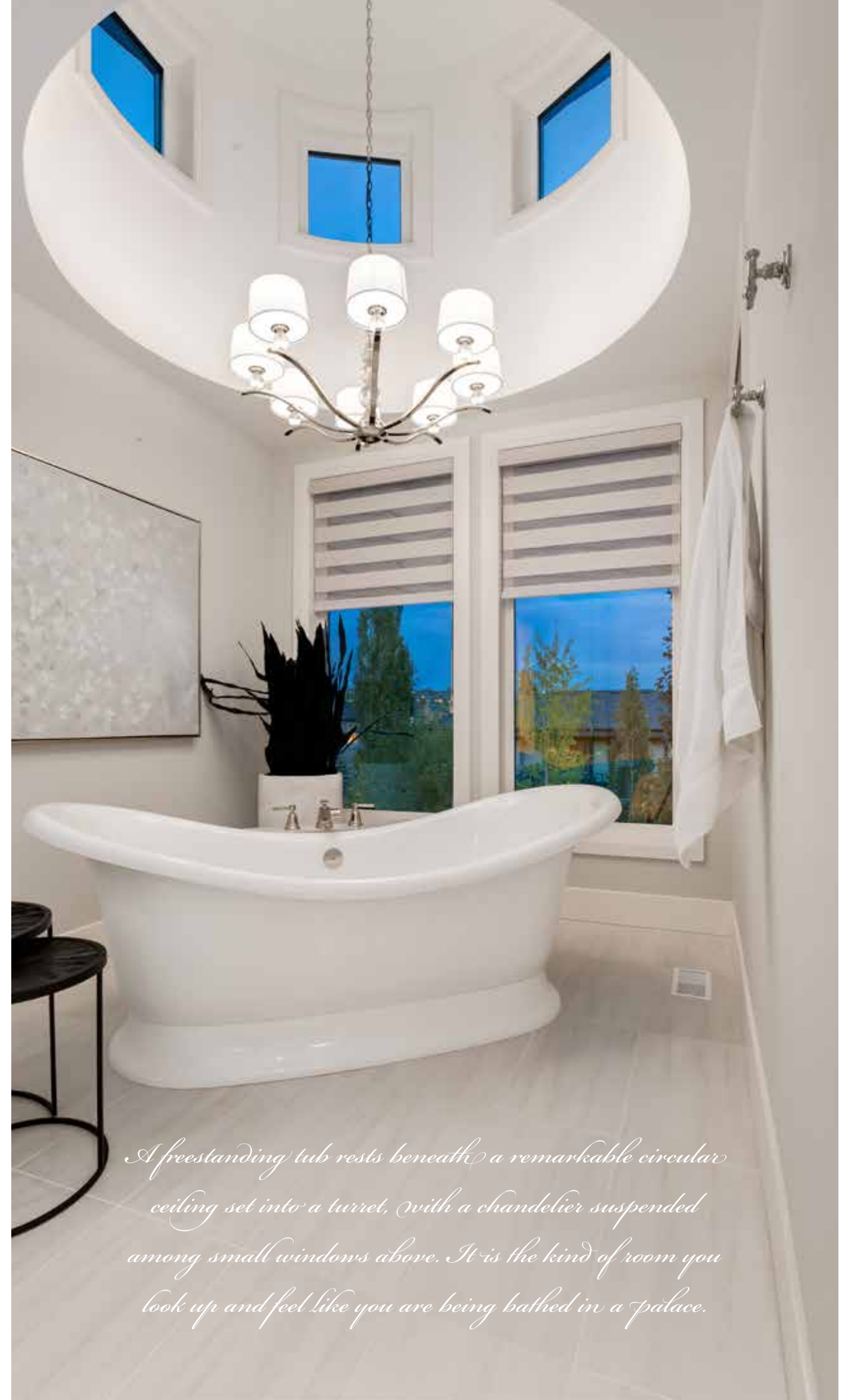






THE PRIMARY ENSUITE

The primary ensuite is a beautiful continuation of the bedroom. Heated porcelain tile floors, edged with an intricate mosaic border, lead to a long double vanity where round mirrors and pendant lights create a pleasing sense of symmetry. Across the room, the frameless glass steam shower has a built-in bench and a generous, open feel.

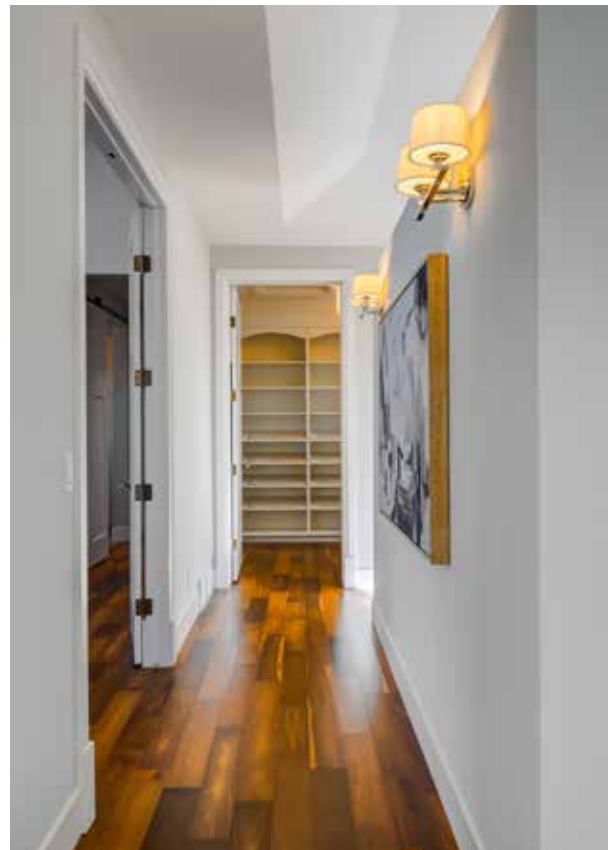


A freestanding tub rests beneath a remarkable circular ceiling set into a turret, with a chandelier suspended among small windows above. It is the kind of room you look up and feel like you are being bathed in a palace.





Just beyond, the walk-in closet continues the home's thoughtful detailing with hardwood floors and custom white cabinetry, drawers and shelving designed for clothing, shoes and accessories.



THE UPPER-LEVEL LAUNDRY

Conveniently located near the bedrooms, the upper-level laundry is a generous room with plenty of space to work. A full wall of cabinetry and open shelving keeps supplies close at hand, while long countertops, a sink and a large central folding table make the weekly routine feel a little easier.





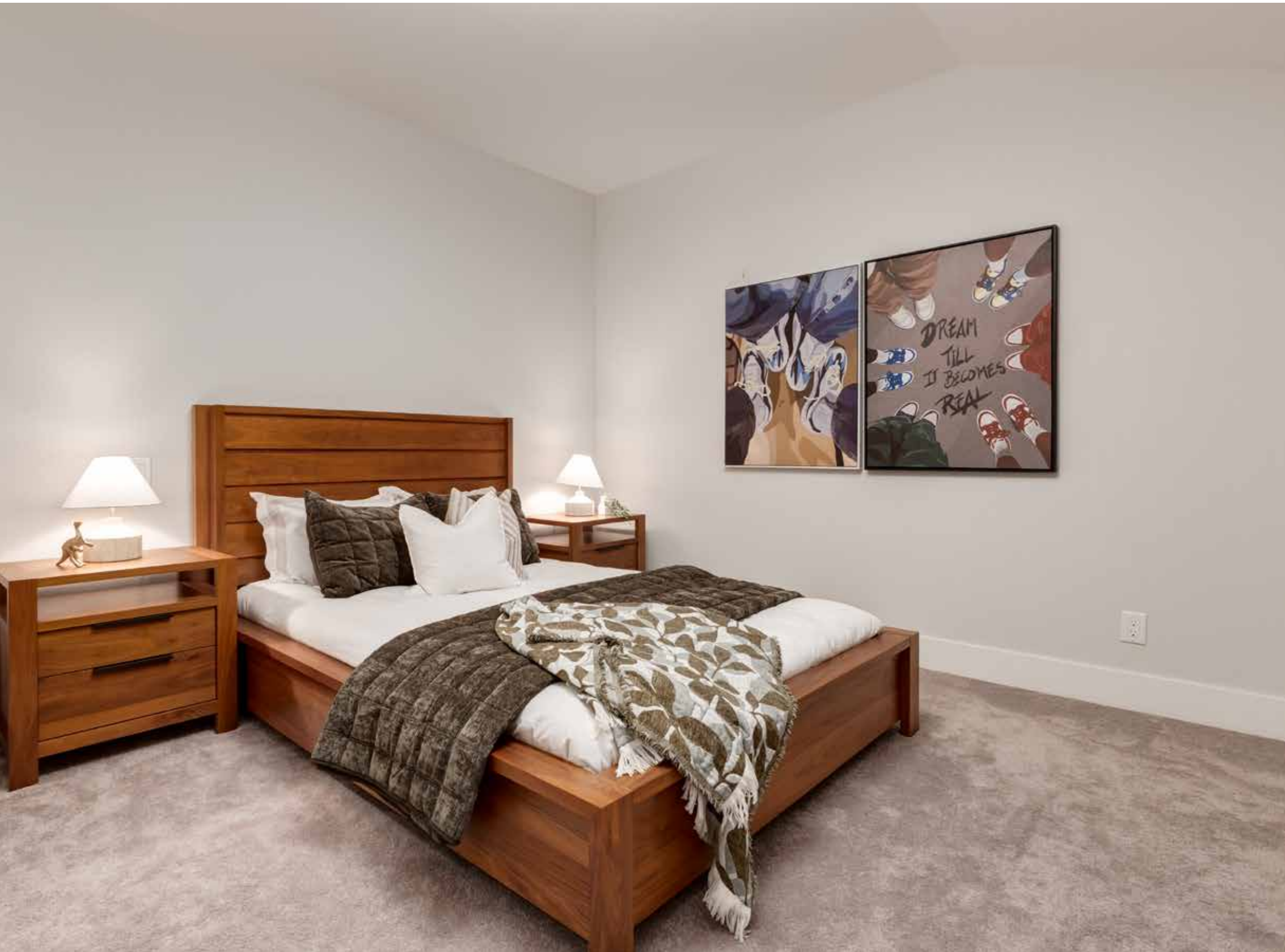
THE UPPER BEDROOM QUARTERS

Two additional bedrooms complete the upper level, each with its own private ensuite and walk-in closet. Both are generous rooms with soft carpeting and large windows. A chandelier lends one bedroom a finishing touch, while the other has room for a reading chair or study area. Each ensuite includes a vanity, a tiled bath and shower, and in-floor heating. Custom shelving in the walk-in closets makes it easy to keep everything in its place.



Thoughtfully planned, these rooms give family or guests a comfortable place of their own.



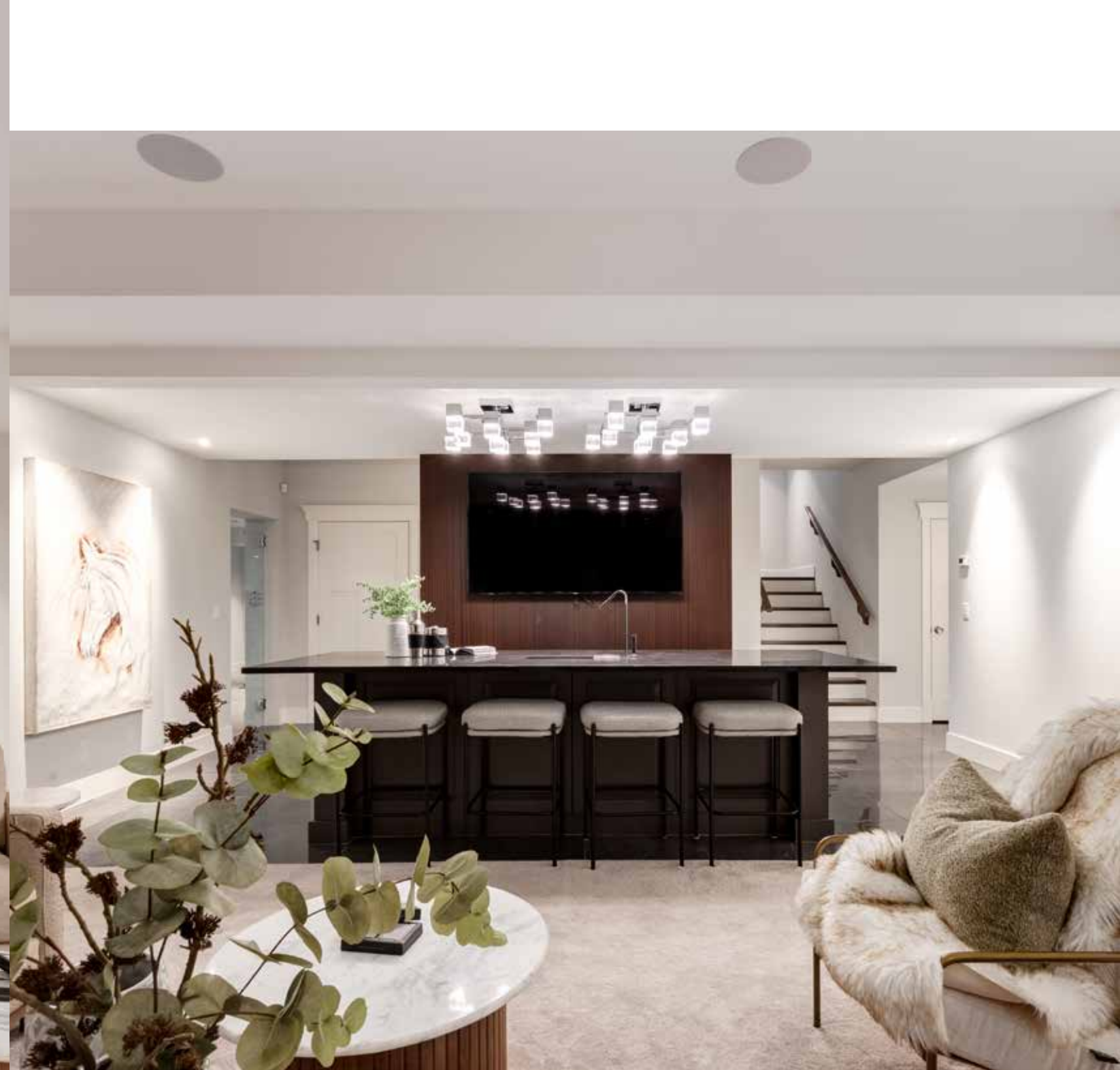




LOWER-LEVEL ENTERTAINING

The lower level opens to a wonderful space for family movie nights and entertaining friends. Soft carpeting makes the seating area comfortable, while a wall of rich, dark wood adds depth and warmth. Beneath the television, the gas fireplace is finished in dark grey tile, with softly lit recessed spaces on either side and cabinetry extending along the adjoining walls.





Just behind the seating area, dark tile leads to an incredible bar with a deep charcoal countertop, a prep sink and seating for four. Two sculptural light fixtures bring a little sparkle overhead. A second television is mounted on a matching wood wall, so guests can follow the game from the bar while others relax by the fire.



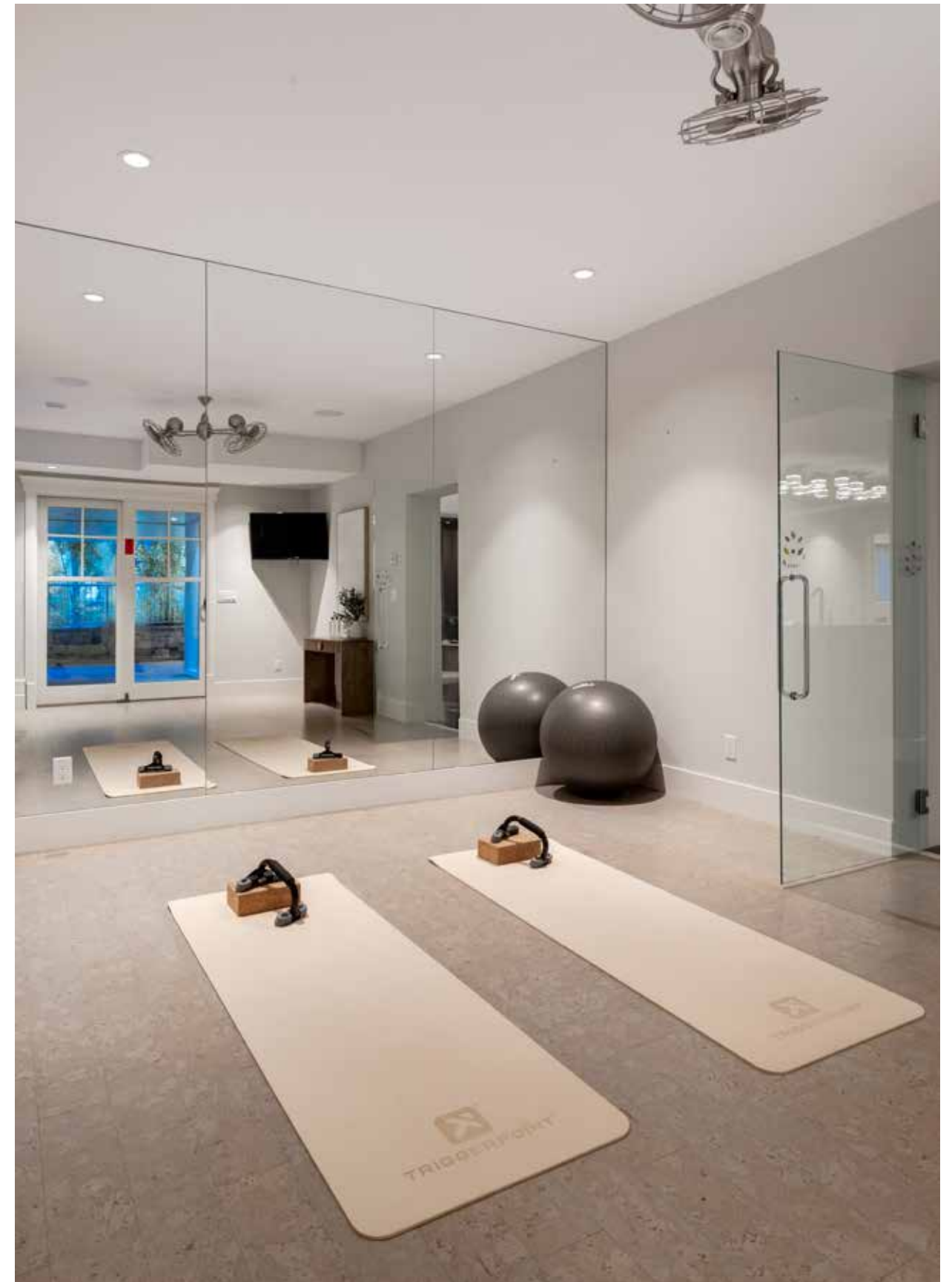
It is easy to imagine this level filled with conversation long after dinner upstairs has ended.





MORE TO ENJOY DOWNSTAIRS

Adjacent to the entertaining area, a glass door opens to a dedicated fitness room with a full mirrored wall, a television and space to move freely. Glass doors lead directly to the lower walkout patio, making it easy to step outside after a workout. The sheltered patio sits beneath the upper deck and opens to the lawn and landscaped gardens. The sheltered patio area is perfect for a future hot tub or sauna.





The Lower level also includes a generously sized fourth bedroom with its own private ensuite and walk-in closet, making it equally comfortable for a longer stay.





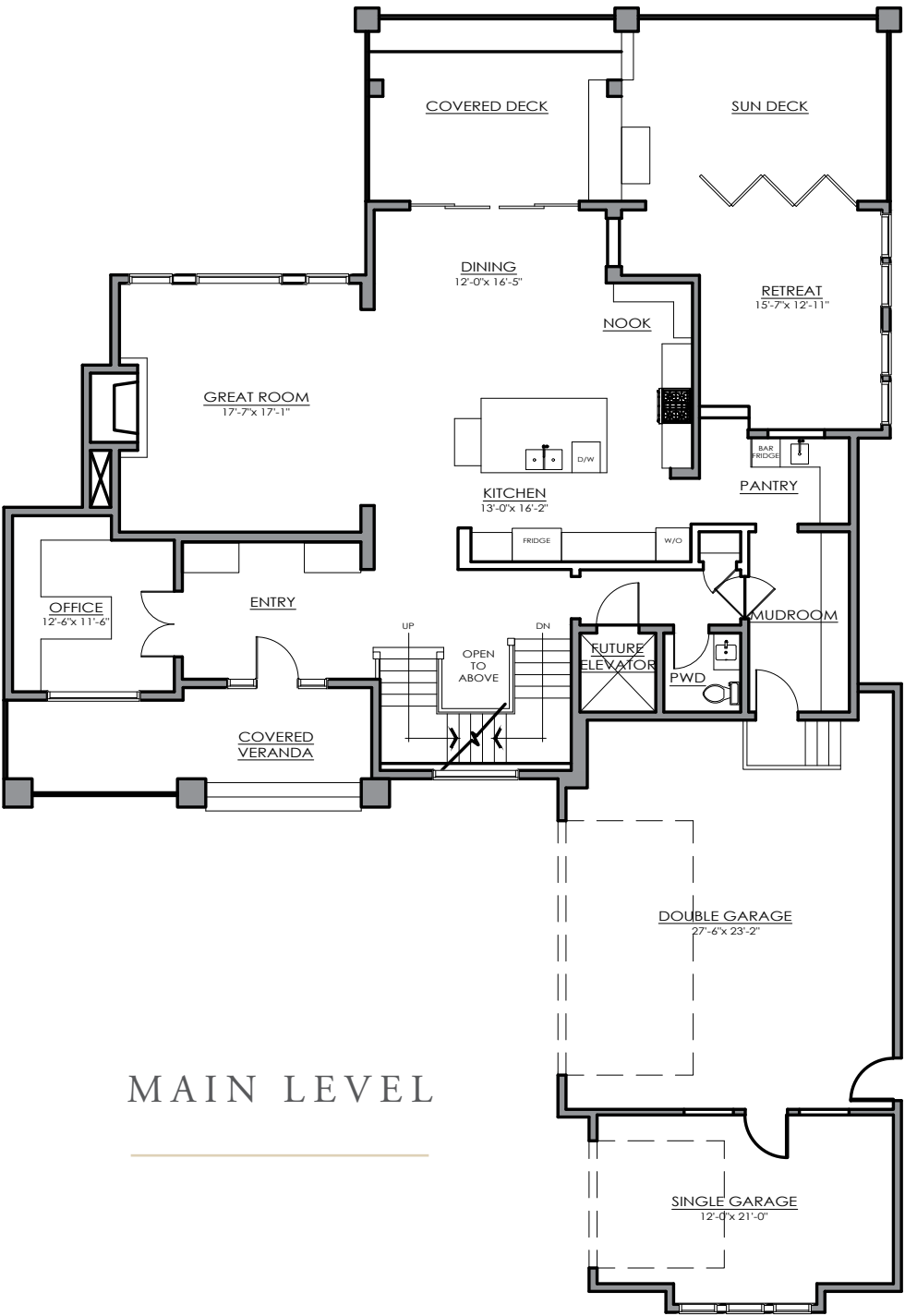
THE BACKYARD

The east-facing backyard is framed by incredible mature trees, with a broad lawn, garden beds and natural stone steps woven into the landscaping. Above the sheltered walkout patio, the deck offers places to enjoy the afternoon sun or linger over dinner beneath the pergola.

As evening falls, lights beneath the deck and throughout the garden make it just as lovely to be outside after sunset, perhaps staying a little longer to watch the stars.

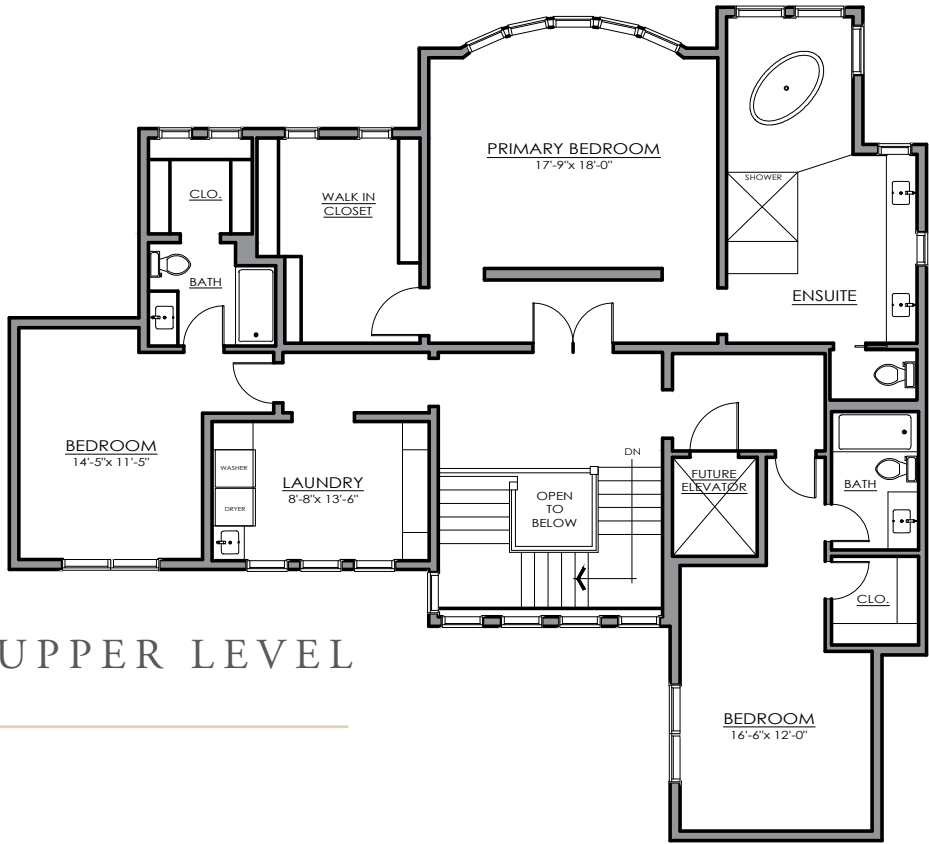




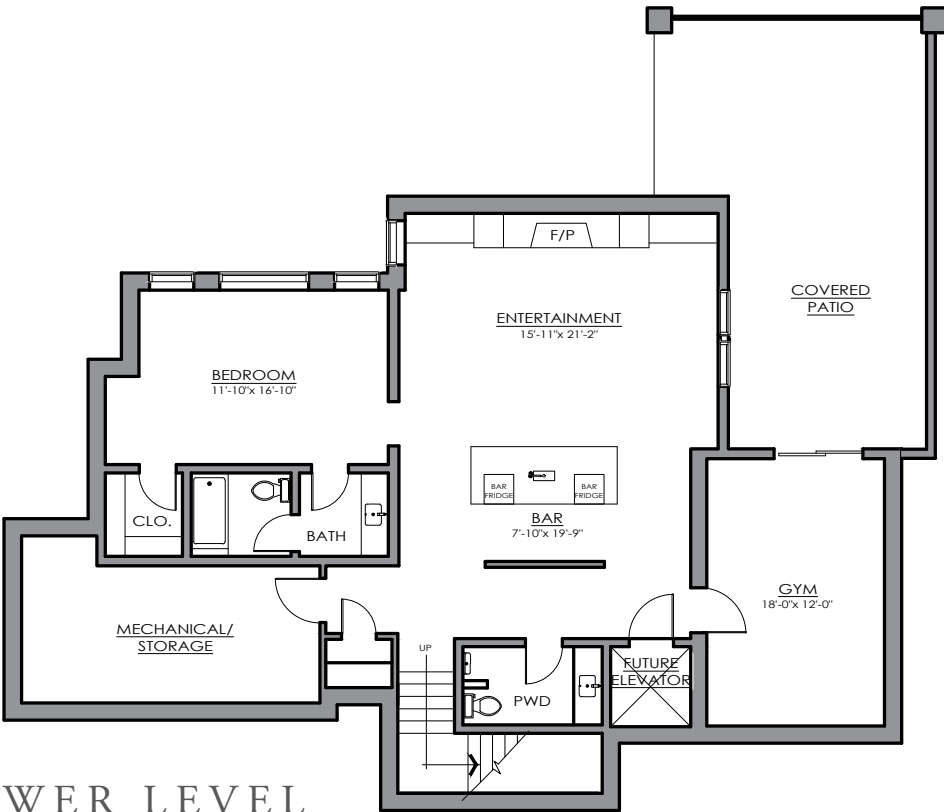


MAIN LEVEL

Main Floor Space:	2,035 square feet
Upper Floor Space:	1,913 square feet
Total Above Grade Floor Space:	3,947 square feet
Lower Floor Space:	1,631 square feet
Total Developed Floor Space:	5,578 square feet
Garage Area:	971 square feet



UPPER LEVEL



LOWER LEVEL

ESO INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



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