

**446 Brookside Court**  
**Rural Rocky View County, Alberta**
**MLS # A2236729**

**\$3,299,990**

<b>Division:</b>	Watermark		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,304 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, Pie Shaped Lot, Underg		

<b>Heating:</b>	Boiler, In Floor, Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full, Walk-Out To Grade
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Granite Counters, No Animal Home, No Smoking Home, Sauna

<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1
<b>Utilities:</b>	-

**Inclusions:** BBQ, Built-in Coffee Machine

Incredible Watermark Estate that shows 10 out of 10 and ticks off all the boxes of elegant luxury living!! This beautiful property is located at the end of a quiet cul-de-sac on a walkout lot backing onto a pond with incredible mountain views. The main floor welcomes you with a curved staircase off the front foyer separating the main floor den, spacious laundry area, and a formal dining room with custom ceiling details and loads of room for those large family gatherings. Make your way into the chef's dream kitchen with high-end Wolf/Subzero appliance package or utilize the hidden spice kitchen with a pass-through to your covered BBQ and enclosed deck area. Open both your custom Nana-walls off the nook area and family room and enjoy the breeze and views off the back of this estate. Make your way to the upper level and you'll enjoy 3 spacious bedrooms, each with their own walk-in closet and ensuite's, a secret room off one accessory bedroom, perfect for the kid's playroom or a studio and a primary suite you need to see to believe. The primary feels like you're staying at a high-end hotel with a 3-way fireplace, owners lounge, upper deck, a walk-in closet that you need to see to appreciate and an ensuite that boasts a dual vanity, a separate tub and a shower that is straight out of a magazine. The walkout out level is well appointed with in-floor heat, a bar straight out of an English pub, a separate studio area, theater room, and spa room complete with hot tub, sauna and a full bath or it could be a 4th bedroom if needed. The finishing details in this home are next level, the location is on one of the most desired lots in Watermark and the pond and mountains views from the southwest-facing backyard make this property top of class when looking for luxury living in the award-winning community of Watermark. Over 6300 sq ft of high-end luxury living make this estate a MUST SEE!!