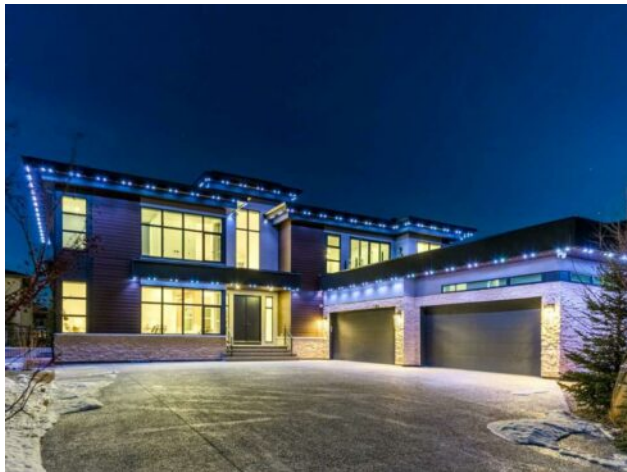


**18 Damkar Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2278662**



**\$2,599,999**

|                  |                                                                   |               |                  |
|------------------|-------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Watermark                                                         |               |                  |
| <b>Type:</b>     | Residential/House                                                 |               |                  |
| <b>Style:</b>    | 2 Storey                                                          |               |                  |
| <b>Size:</b>     | 5,132 sq.ft.                                                      | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 6                                                                 | <b>Baths:</b> | 5 full / 2 half  |
| <b>Garage:</b>   | Heated Garage, Quad or More Attached                              |               |                  |
| <b>Lot Size:</b> | 0.37 Acre                                                         |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn, Level, Street Lighting, Treed, Views |               |                  |

|                    |                                             |                   |              |
|--------------------|---------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air          | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank, Wood             | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full                                        | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Composite Siding, Stone, Stucco, Wood Frame | <b>Zoning:</b>    | DC141        |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -            |

**Features:** Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** A/C Unit(s), Kitchen Beverage Fridge, Built-in Microwave, Prep Kitchen Dishwasher, Prep Kitchen Refrigerator, Induction Cooktop, Home Alarm System & All Related Components, Home Automation System, Lower Level, Beverage Fridge, Patio Screens, Gem Stone Lighting.

This modern estate in Calgary's prestigious Watermark community showcases precision construction, advanced systems, and contemporary design spanning throughout over 7600 SF of total developed living space. A heated four-car garage features a durable epoxy floor, radiant in-floor and gas heating, a half bath, and ample space for a workshop or bench setup. Inside, a residential elevator provides full accessibility across all levels, while engineered hardwood flooring, custom millwork, and an open-riser glass staircase define the home's architectural character. The great room features a tray ceiling with recessed lighting and a linear gas fireplace framed in charcoal tile, blending form and function. The chef's kitchen is anchored by dual onyx-clad islands, gloss-white cabinetry, brass fixtures, and Jenn-Air professional appliances, complemented by a full prep kitchen with induction cooktop, secondary refrigerator, and dishwasher for seamless entertaining. The formal dining area includes built-in cabinetry, crown detailing, and geometric backsplash, while a front sitting room with a wood-accent fireplace, glass-enclosed office, and powder room with onyx counter and brass accents complete the main level. A well-appointed mudroom offers full-height storage, marbled tile, and a built-in bench for easy transitions. Upstairs, the primary suite includes a private balcony with mountain views, dual walk-in closets, and a spa ensuite with heated floors, dual vanities, steam shower with dual rain heads, and a deep soaker tub. Three additional bedrooms feature walk-in closets, with both Jack & Jill and private ensuite layouts. The upper level also offers a loft, study nook, and laundry room with quartz counters, extending to an outdoor patio finished with glass railings and synthetic turf. The lower level is designed for recreation and fitness, with a quartz wet bar, brass

fixtures, beverage fridge, custom shelving, media area, mirrored gym, and two bedrooms with walk-in closets and full baths. Finishes include luxury vinyl plank, recessed lighting, and marbled tile throughout. Mechanical highlights feature radiant in-floor heating throughout the lower level, high-efficiency HVAC, smart lighting controls, and an integrated sound system — combining craftsmanship, durability, and performance in one of Watermark’s most technically refined residences.