

\$2,999,999 - 18 Damkar Drive, Rural Rocky View County

MLS® #A2267677

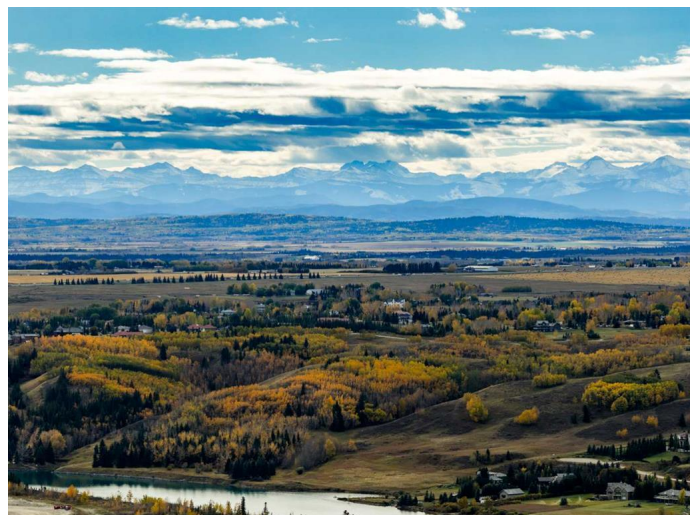
\$2,999,999

6 Bedroom, 7.00 Bathroom, 5,132 sqft

Residential on 0.37 Acres

Watermark, Rural Rocky View County, Alberta

OPEN HOUSE SAT NOV 1ST 3PM-5PM & SUN NOV 2ND 12PM-2PM. This modern estate in Calgary's prestigious Watermark community showcases precision construction, advanced systems, and contemporary design. 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.

Built in 2022

Essential Information

MLS® #	A2267677
Price	\$2,999,999
Bedrooms	6
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	5,132
Acres	0.37
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Damkar Drive
---------	-----------------

Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L2P4

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Heated Garage, Quad or More Attached

Interior

Interior 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
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	2
Zoning	DC141
HOA Fees	210
HOA Fees Freq.	MON

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.