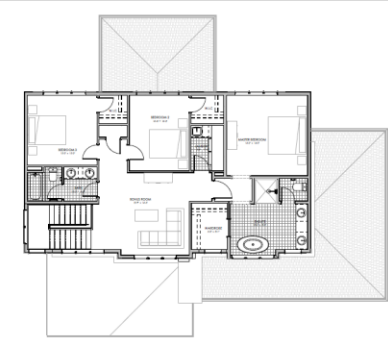




Quick Possession Home by Wolf Custom Homes

\$1,399,999 GST Incl.



Year Built	2018	Features	Spacious, chef inspired kitchen, 8' doors on main floor, 9' second floor, oversized windows throughout, granite throughout
Total Bedrooms	4		
Full Bath(s)	3		
Partial Bath(s)	1	Amenities Nearby	Shopping, Golf Course, Playgrounds
Floor Space	1,401 sq. ft. Main 1,326 sq. ft. 2 nd	Basement	Fully developed 1,065 sf
Heating	Forced Air	Flooring	Hardwood, Tile, Carpet
Land Size	0.32. acre	Roof	Asphalt Shingle
Parking	Triple Attached Garage	Fireplace	Yes, gas
Structures	Deck	Schools	www.rockyview.ab.ca
Fire Prevention	Smoke Detectors	School Bus	Yes
Exterior Finish	Smooth Acrylic Stucco	Kitchen	Site-finished, custom kitchen

Amy Koehn, Community Manager

403-804-0373

wolfcustomhomes.ca

37 Waters Edge Gardens

Wolf Custom Homes is well known for luxury finishes and attention to detail and this home is no different. This stunning Modern Prairie open concept home boasts luxurious features and thoughtful details such as a site-finished, chef inspired custom kitchen, 9' ceilings on every level, 8' doors on the main floor, oversized windows to maximize light, granite countertops throughout the home, a fully loaded laundry room with upper and lower cabinetry and a generous sink, a spa inspired master ensuite with freestanding tub, mudroom locker detail, site finished closets throughout the home and a fully developed basement. Sunny days on the large, bright southwest deck and gorgeous views of the pond across the street will be enjoyed by the entire family. Only a two-minute walk from the Central Plaza, this home is perfectly situated to allow you to enjoy the community year-round.



www.WatermarkAtBears paw.com