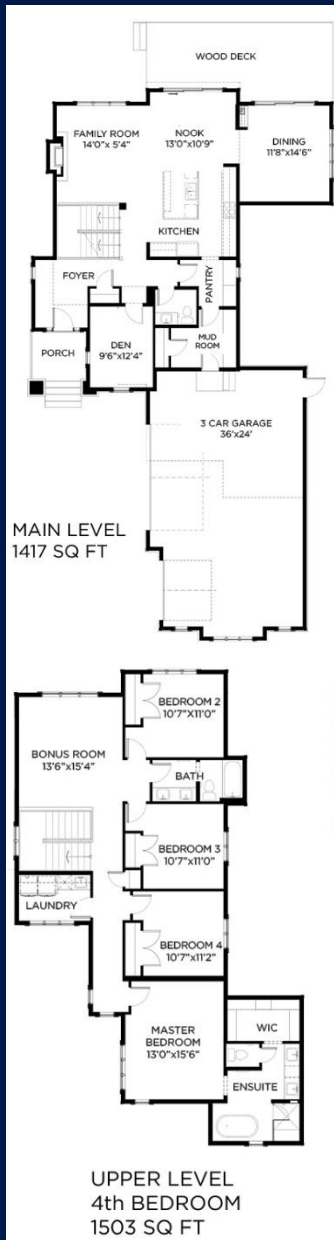


Quick Possession Home by New West Luxury Homes

\$1,238,000. (inc GST)



Year Built	2017	Features	Family room with fireplace, Dining room, gourmet kitchen, front entry den, mudroom with built in lockers, bonus room, ensuite with dual sinks and upper laundry.
Total Bedrooms	4		
Full Bath(s)	2	Amenities Nearby	Shopping, Golf Course, Playgrounds, sports court, pathways
Partial Bath(s)	1		
Floor Space	Main floor 1417 sq ft Upper floor 1503 sq ft	Basement	Potential for 940 sq ft lower level development
Heating	Forced Air	Flooring	
Land Size	0.29 acre	Roof	Asphalt Shingles
Parking	3 Car Attached Garage	Fireplace	Natural reclaimed wood fireplace mantle and full height stone
Structures	Wood Deck	Schools	www.rockyview.ab.ca
Fire Prevention	Smoke Detectors	School Bus	Yes
Exterior Finish	Stone, Hardie Board	Kitchen	Monogram appliance package

Dean Filippetto – Area Sales Manager

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www.newwestluxury.com

39 Rockwater Way

- 2920 sq ft 4 bedroom family home with potential for lower level development (940 sq ft) with bedroom, and recreational room with optional wet bar
- 9' ceiling on main and basement
- Chef's kitchen with Monogram appliance package, Ceasarstone quartz countertops throughout (except laundry), and oak and painted 2 tone grey cabinets with brick style backsplash
- 5" plank white oak wire brushed hardwood flooring
- Painted/iron railing
- Craftsman style doors
- Upstairs features Bonus Room and laundry
- Master ensuite with dual sinks, free standing tub, oversized fully tiled shower with 12" rain shower head and electric floor heating
- Custom closet design in master bedroom
- Tile flooring in bathrooms and laundry
- Oversized deck