

# CUSTOM BUILT FAMILY HOME



18 DAMKAR DR  
RURAL ROCKY VIEW COUNTY, AB  
COMMUNITY OF WATERMARK

 **DEXTER/CO**  
LUXURY REAL ESTATE



## PROPERTY SPECS

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6 BD 7 BA 7,610.31 SF

- FOUR BEDROOMS ABOVE GRADE
- RADIANT IN-FLOOR HEATING THROUGHOUT LOWER LEVEL
- FULL PREP KITCHEN
- FOUR CAR GARAGE W/ RADIANT INFLOOR HEATING, GAS HEATING, & EPOXY FINISH

## PROPERTY STATS

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PROPERTY TYPE

2 STOREY

YEAR BUILT

2022

TOTAL DEVELOPED SF

7,610.31

ABOVE GRADE SF

5,132.39

LOT SIZE

0.37 ACRES

# TIMELESS ARCHITECTURAL DETAILS

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This striking modern residence in Calgary's prestigious Watermark community exemplifies refined architectural design and precise craftsmanship. The bold geometry of its form is balanced by a sophisticated interplay of materials — smooth light stucco, rich siding in warm espresso tones, and contemporary stone detailing that anchor the façade with substance and depth.

Expansive, black-framed windows articulate the home's clean lines, flooding interiors with natural light while emphasizing the structure's linear symmetry. A tiered roofline and carefully proportioned overhangs introduce visual rhythm, underscoring the home's modernist aesthetic.

A four-car heated garage integrates seamlessly into the composition, framed by stone and accent lighting that continues the home's refined language of form and function. The exposed aggregate driveway and low-profile landscaping reinforce the architectural intent — minimalist, enduring, and beautifully executed.







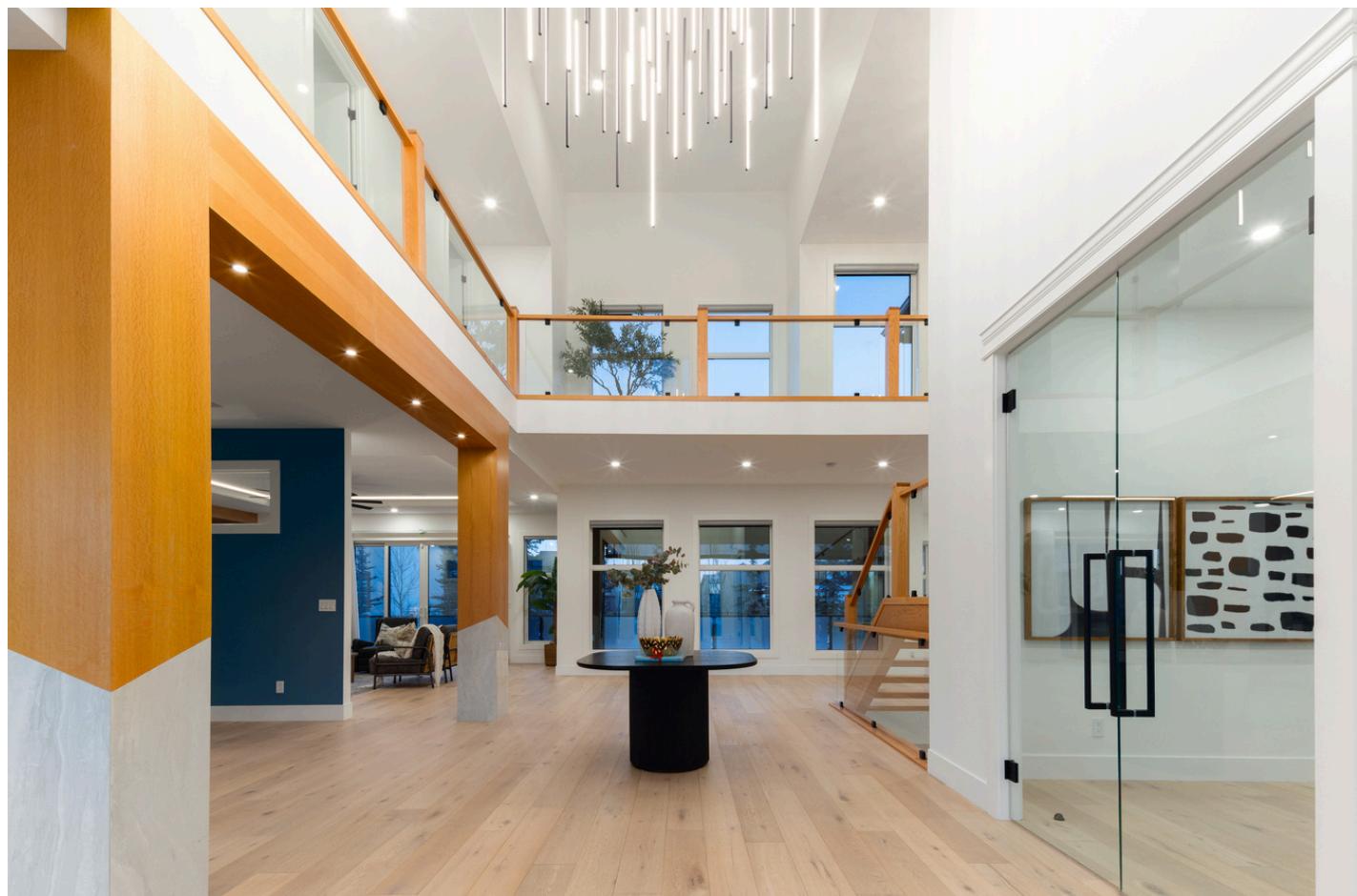
# YOU HAVE ARRIVED

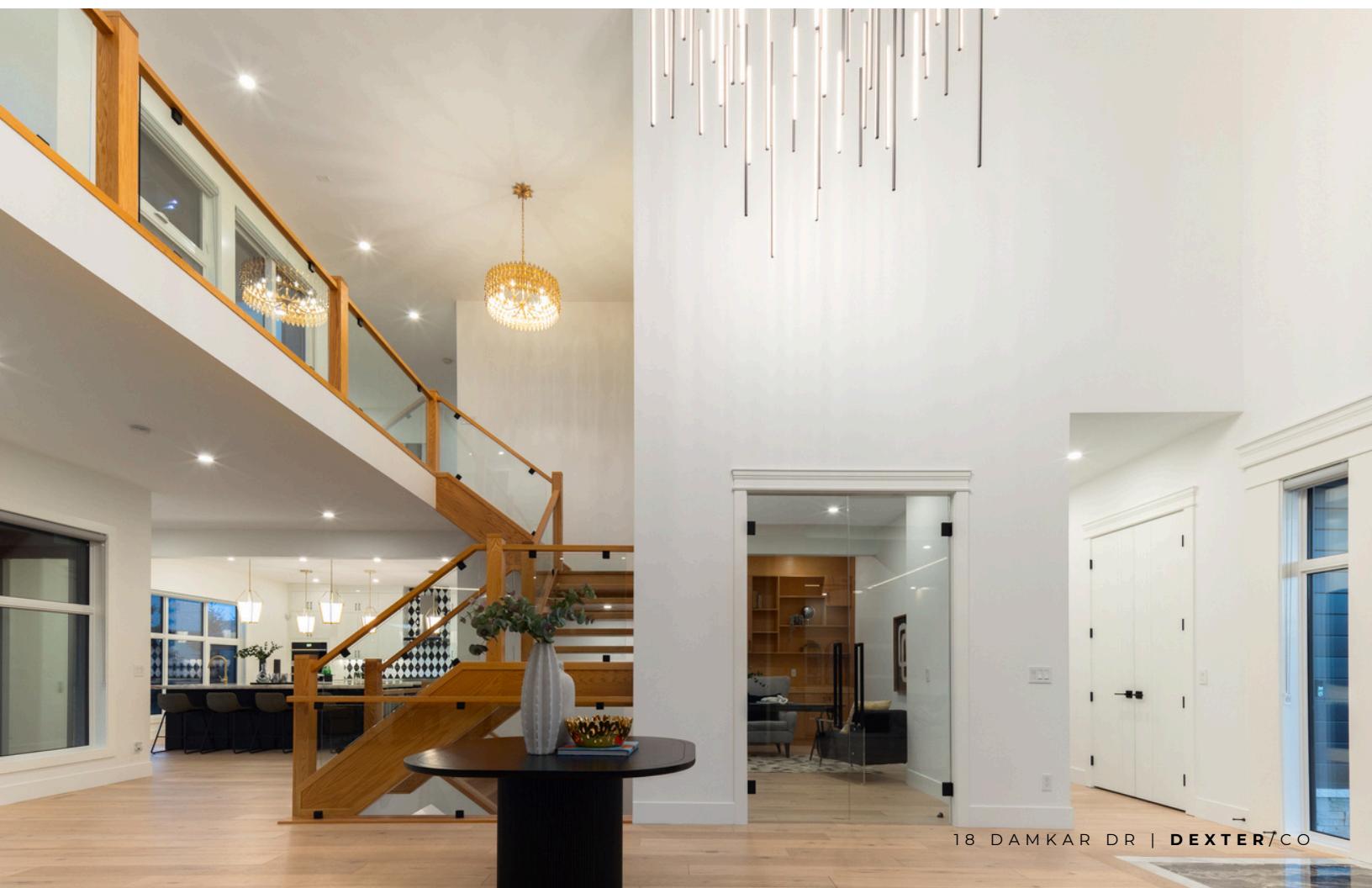
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Through commanding black double doors, a dramatic sense of scale unfolds. The foyer's soaring ceiling stretches upward, illuminated by a statement chandelier of suspended linear lights that define the space with artful precision.

Walls of glass and clerestory windows invite daylight deep into the interior, casting soft illumination across bright engineered hardwood floors that extend seamlessly through the main level. The open-riser staircase, framed in glass, anchors the space with sculptural clarity — a functional centerpiece that celebrates craftsmanship and proportion.

Every detail of the entry speaks to intentional design: refined sightlines, layered textures, and a perfect interplay of height and transparency. It's an introduction not only to the home but to its architectural narrative — one of light, openness, and enduring modern elegance.





# FAMILY LIVING ROOM

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At the center of the home, the family living room exemplifies refined modern living through clarity of form and proportion. A tray ceiling with recessed perimeter lighting introduces depth and subtle glow, creating atmosphere without distraction.

The linear fireplace, framed in charcoal tile with custom shelving on either side, establishes both warmth and precision — a focal point equally suited to quiet evenings or elegant gatherings. Surrounding windows and full-height glass doors extend the living space outward.

Expansive sightlines give the room a sense of openness, while fine craftsmanship defines every edge and finish. The balanced geometry of light, texture, and proportion creates a visual harmony that feels both contemporary and enduring. Every element has been considered, resulting in a living environment that is effortlessly sophisticated and distinctly architectural.





# A MODERN CHEFS KITCHEN

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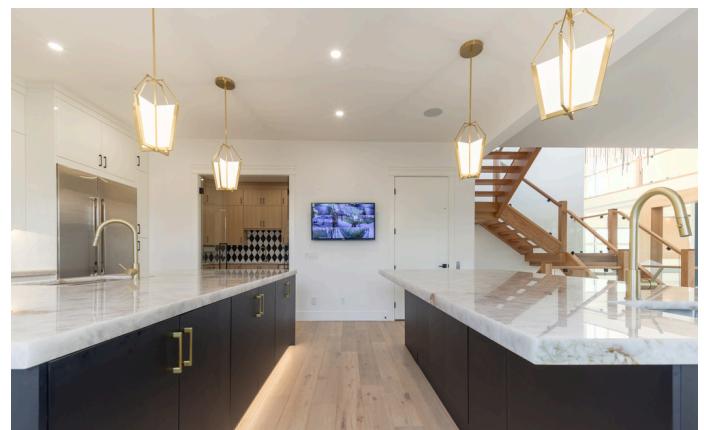
The heart of this home will be your new stunning designer kitchen, showcasing the artistry of modern design through meticulous composition and material selection. Dual onyx-clad islands anchor the space, offering expansive cooking surfaces and a natural, luminous depth unique to this refined stone. Above, a series of brushed brass pendants cast warm, geometric light.

Gloss-white cabinetry contrasts beautifully with the dark matte islands, while the black-and-white geometric tile backsplash adds dimension. Integrated wine storage, a built-in beverage fridge, and discreet recessed lighting ensure the space remains as functional as it is elegant.

The Jenn-Air professional appliance package delivers exceptional performance, featuring a six-burner gas range, a built-in wall oven and multi-function microwave, stainless steel refrigerator, and dishwasher — each designed to blend seamlessly within the custom cabinetry. Brass fixtures and under-cabinet illumination enhance the interplay of light across the onyx, while a large window frames the outdoor greenery with understated grace.

Through frameless glass doors, the prep kitchen continues the visual harmony with full-height cabinetry, a matching backsplash, and its own complete stainless-steel appliance set including a refrigerator, induction cooktop, and dishwasher. Designed for both practicality and presentation, it offers the versatility to entertain with ease or cook on a grand scale.

A statement of craftsmanship and precision, this kitchen is more than the heart of the home — it is a true culinary atelier, where sculptural beauty and everyday function exist in perfect balance.





# FORMAL DINING ROOM

Defined by structure and symmetry, the formal dining room establishes a tone of quiet sophistication from the moment you enter. A recessed ceiling features crown molding with a deep slate blue color, complemented by a linear designer chandelier that casts a sculptural glow above the table.

Built-in cabinetry along one wall combines gloss-white doors with glass-front uppers and a bold geometric backsplash, merging visual interest with practical storage. Subtle lighting enhances each surface, giving the space an understated sense of occasion.

Open yet distinct, this room bridges the home's social core — equally suited to elegant dinner parties or quiet family gatherings. Every proportion and finish reflects a thoughtful balance of modern artistry and timeless restraint.



# MAIN FLOOR AUXILIARY SPACES

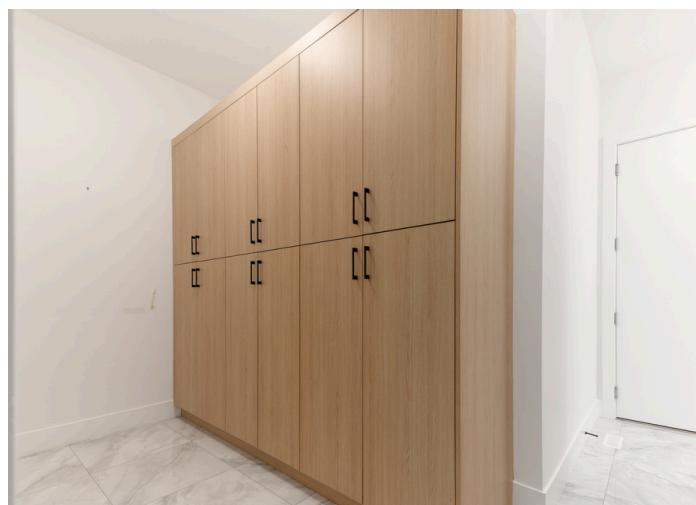
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The front formal living room is bathed in South sunlight pouring in through a wall of expansive windows, offering a warm and elegant location to catch up with friends and family. They trayed ceiling with built in up lighting frames the space and is anchored by a linear fireplace framed in warm wood.

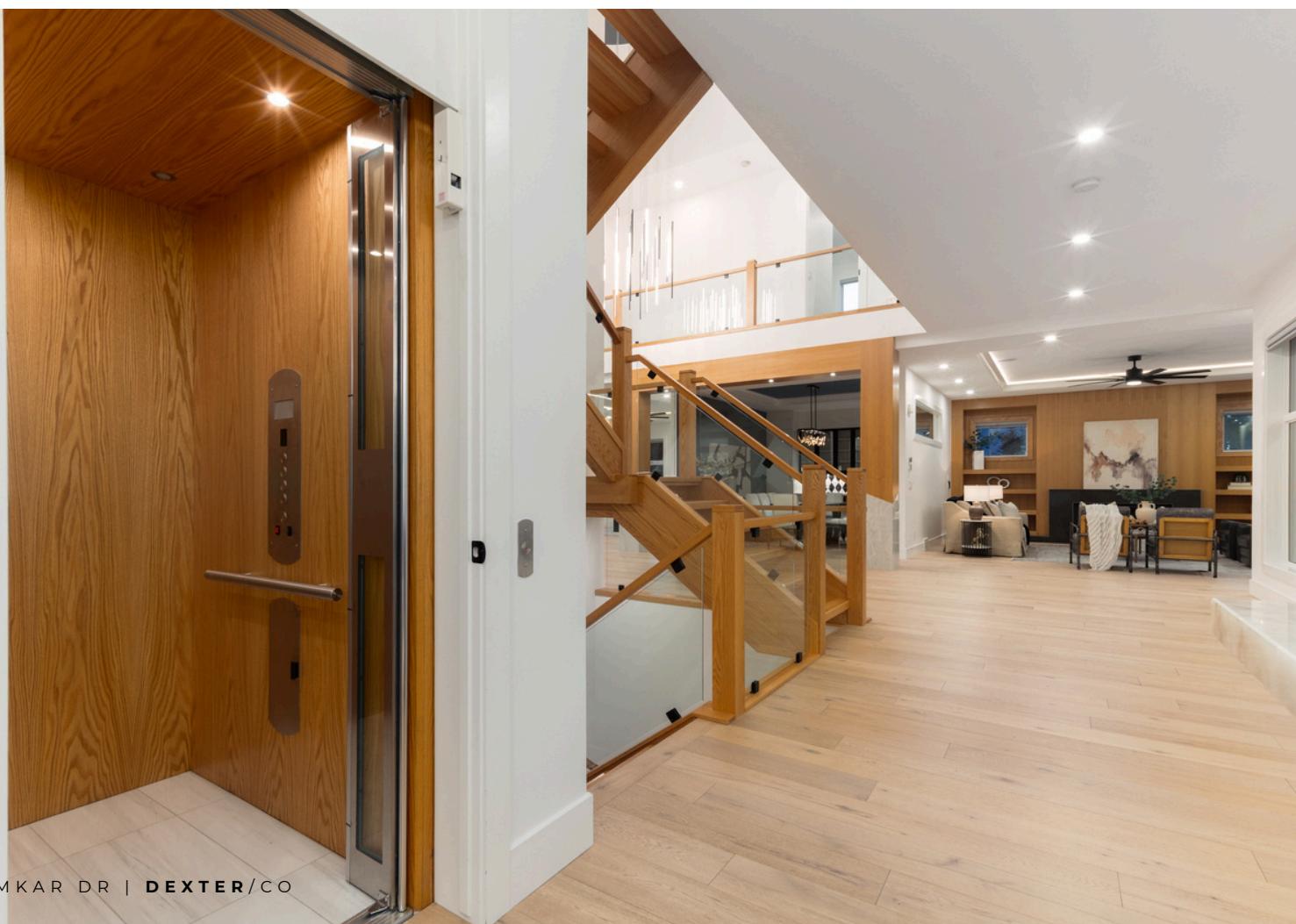
Nearby, step through frameless glass French doors to your private home office. This functional space is complete with custom floor-to-ceiling cabinetry, open shelving, and an abundance of space for multiple desks if needed!

The powder room and residential elevator share a touch of drama and sophistication — the former wrapped in rich blue with an onyx countertop and brass accents, and the latter is finished in wood paneling that complements the home's modern aesthetic.

A well-organized mudroom completes the level with full-height storage, a built-in bench, and marbled tile, offering effortless transitions from outdoors to inside.







# PRIMARY SUITE OASIS

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The primary suite is a true sanctuary — a sophisticated balance of drama and calm. Sliding glass doors open to a private balcony looking out to Watermark's serene landscape and Rocky Mountain peaks, filling the space with morning light and an uninterrupted sense of openness.

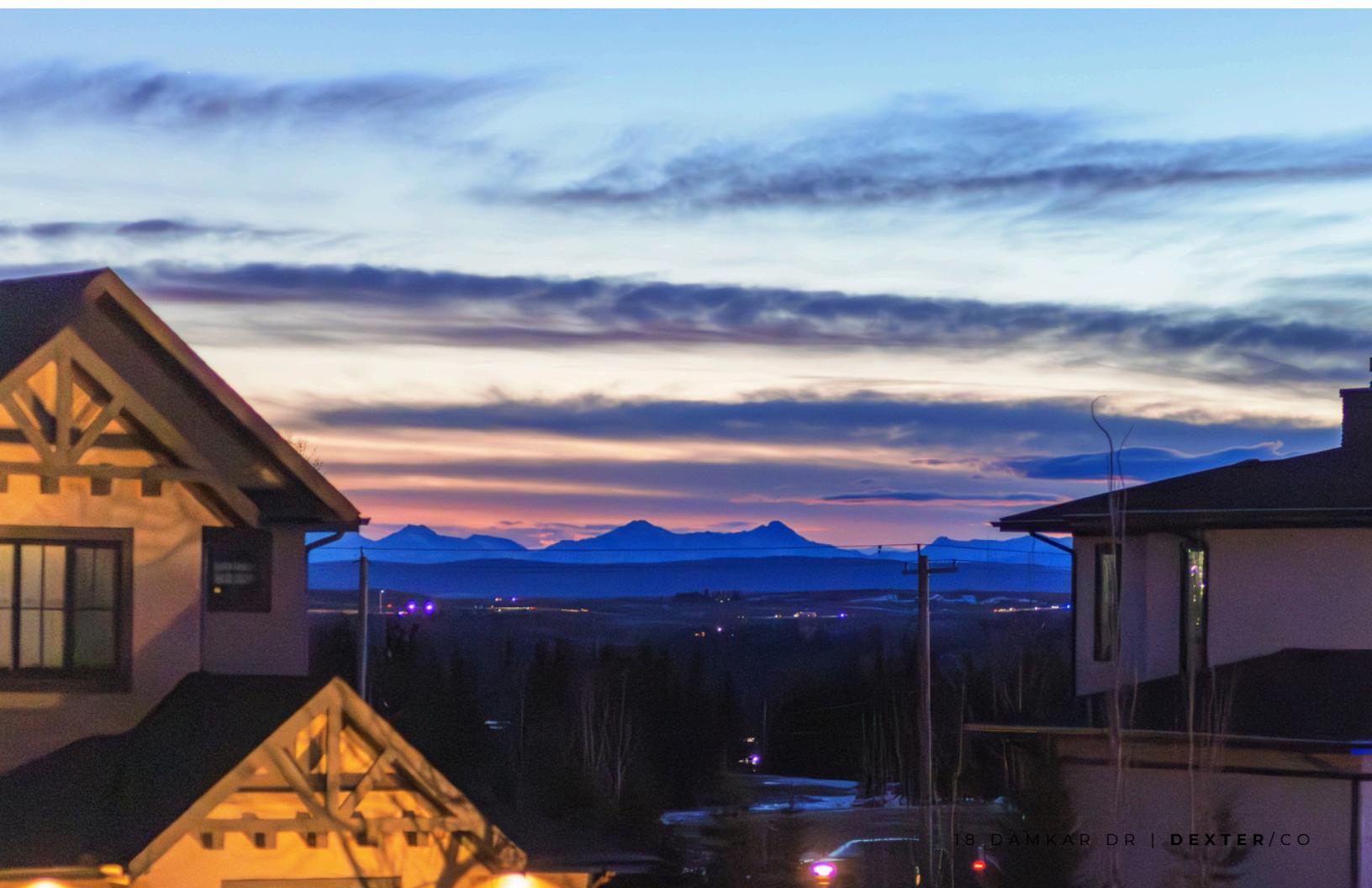
The bedroom itself exudes tailored refinement with matte black paneling trimmed in gold, textured carpet, and a built-in vanity makeup station framed by a large mirror. Generous proportions allow for both sleeping and lounging areas, creating a retreat that feels equal parts elegant and personal.

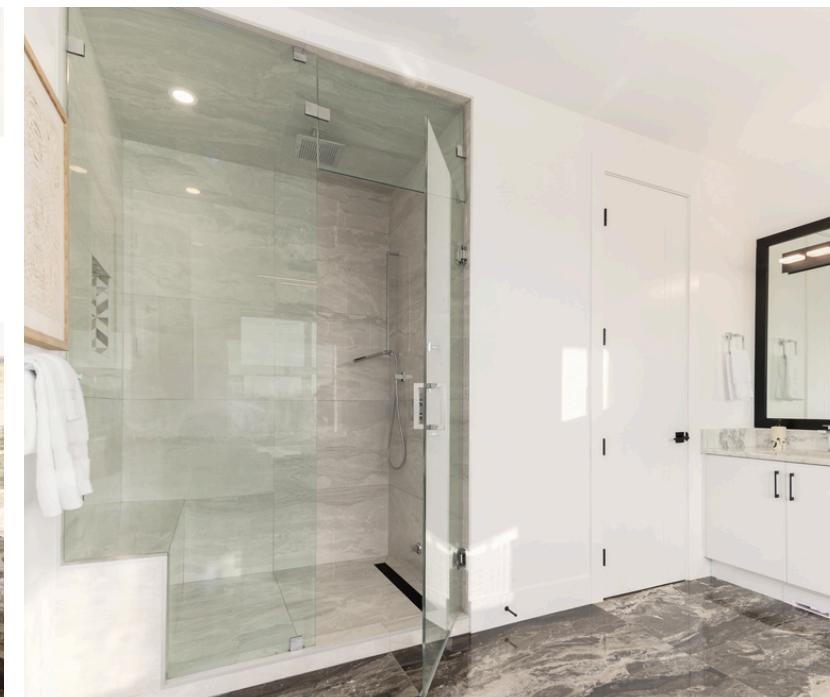
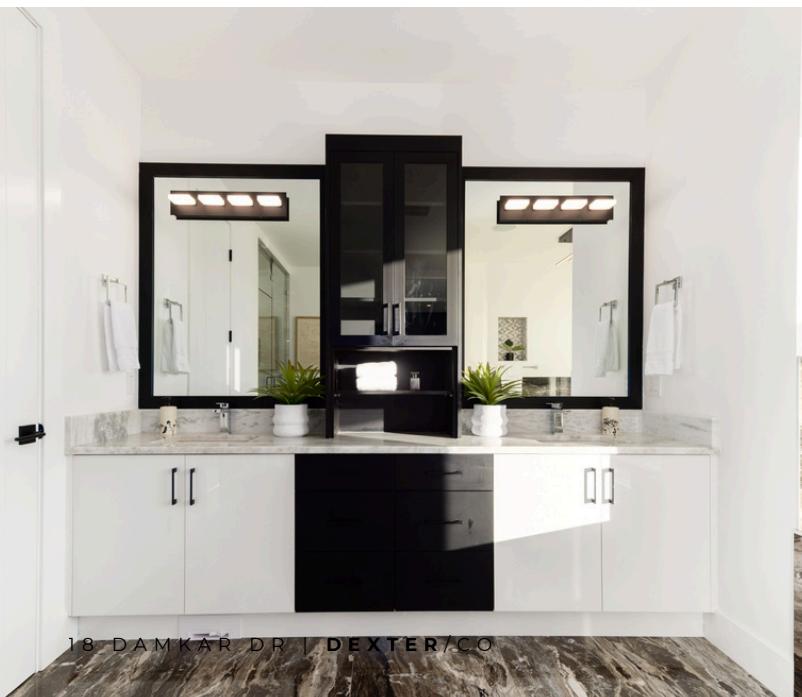
Thoughtfully designed his and her walk-in closets offer individualized convenience — his cleverly concealed behind seamless paneling for a boutique-inspired reveal, and hers easily accessible with an abundance of open storage and built-in organization.

The ensuite elevates spa-level indulgence with in-floor electric heating, dual vanities, and a striking combination of black and white cabinetry beneath bold tile. A deep soaker tub sits beneath large South facing windows, while the glass-enclosed steam shower features dual rain heads and integrated bench seating. Thoughtful lighting and high-end fixtures complete the sense of serene sophistication.

A space of quiet luxury, the primary suite combines comfort, craftsmanship, and contemporary style in perfect harmony.







# ADDITIONAL UPPER-LEVEL BEDROOMS

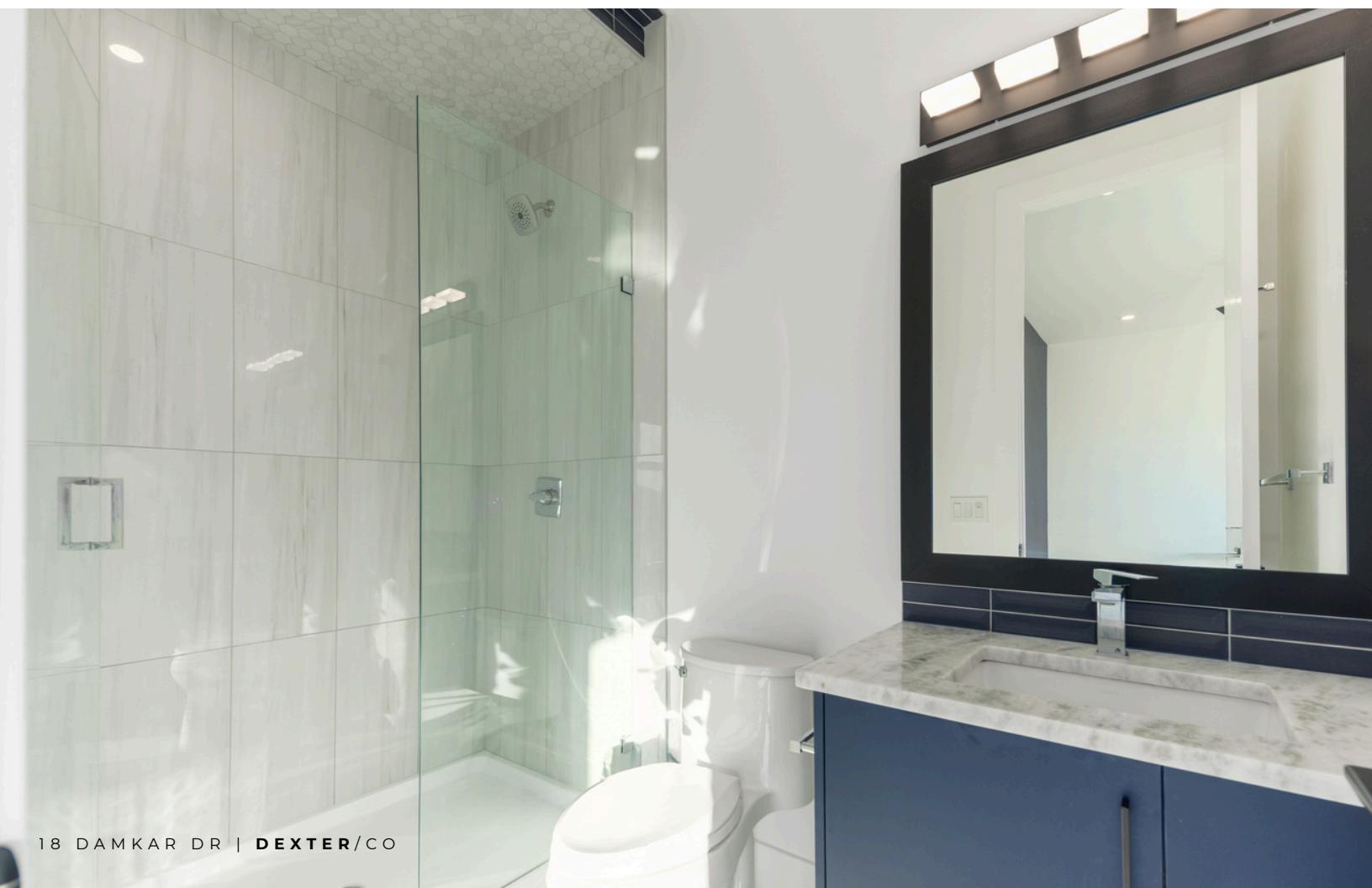
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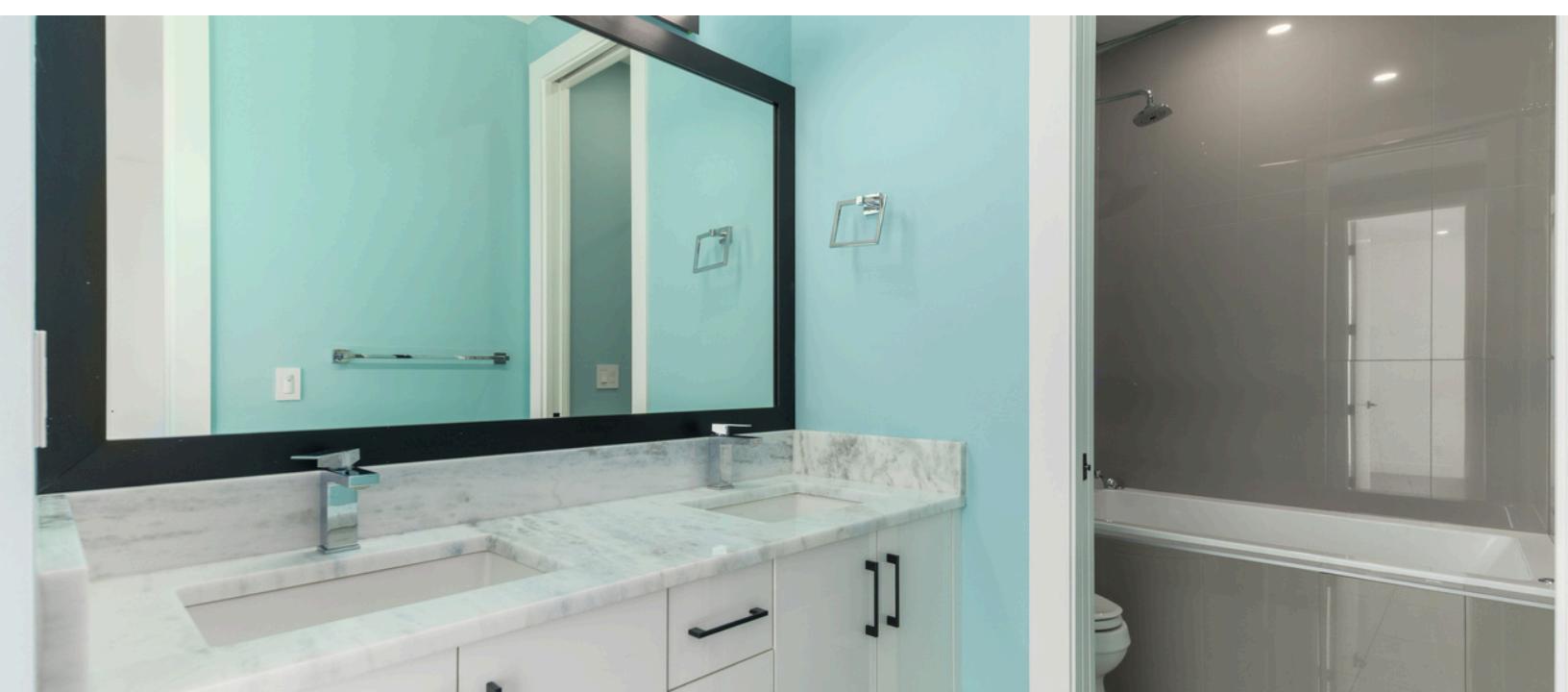
Three additional bedrooms continue the home's theme of understated luxury, each appointed with plush carpeting, expansive windows, and modern lighting that enhances the natural brightness of the upper floor.

Every room includes a walk-in closet, offering tailored storage and a sense of boutique design. Two bedrooms are connected by a beautifully designed Jack & Jill bathroom, finished with quartz vanities, polished tile, and sleek frameless mirrors. The third enjoys its own private ensuite, ensuring comfort and independence for family or guests alike.

Together, these spaces balance practicality with refined style — a continuation of the home's thoughtful attention to detail.







# UPPER-LEVEL AUXILIARY SPACES

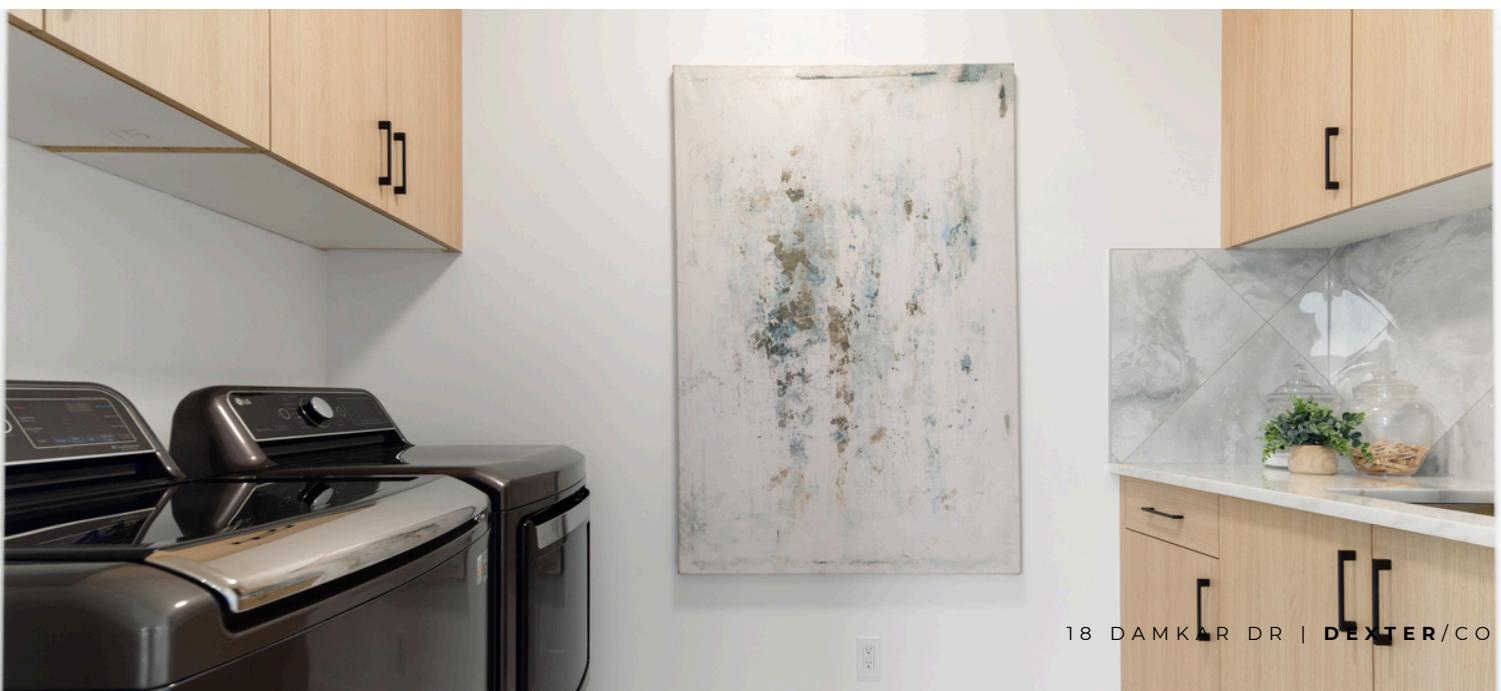
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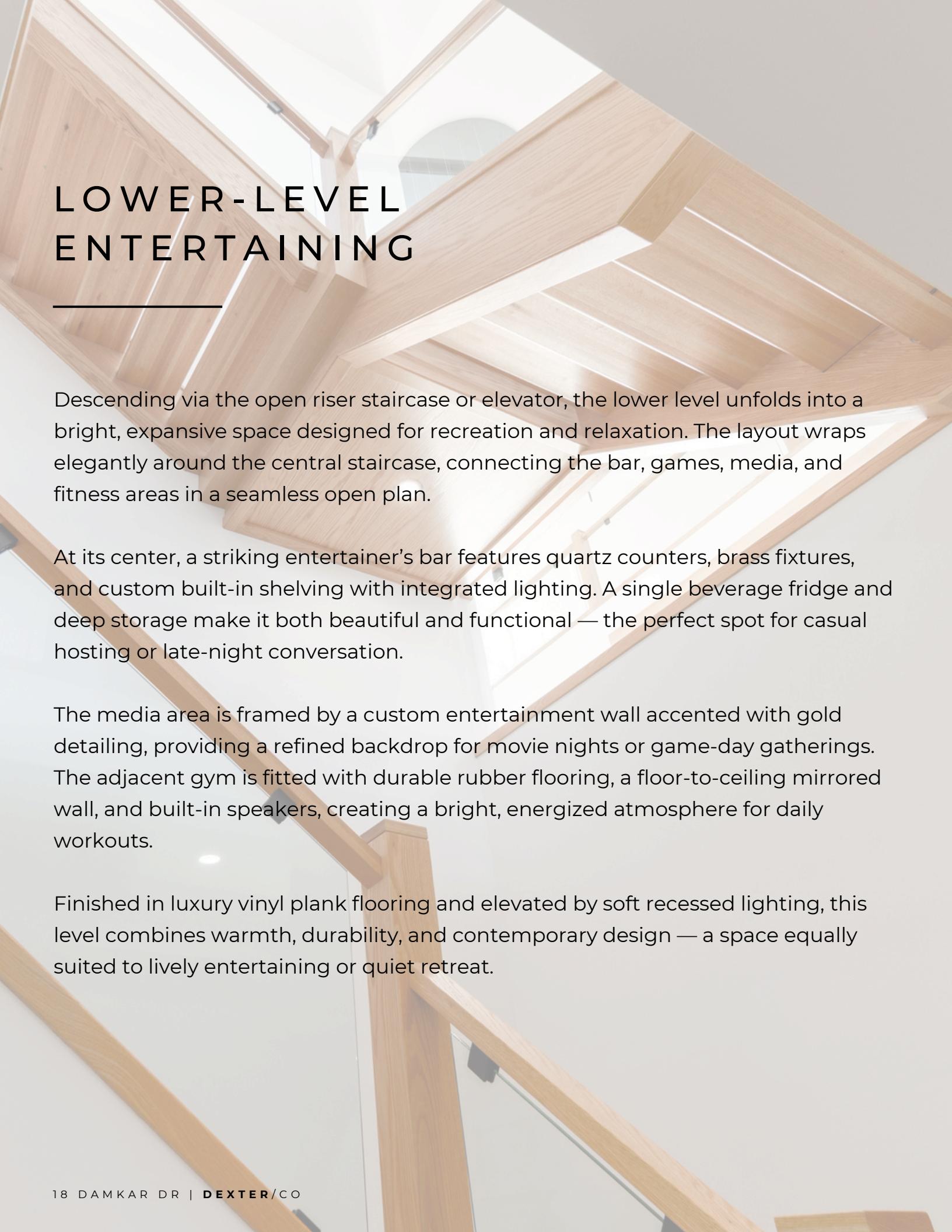
A quiet loft and study nook anchors the upper level, offering a bright and flexible space ideal for reading, homework, or casual lounging.

Nearby, the laundry room blends utility with design through custom cabinetry, quartz counters, and a sleek tile backsplash, creating a refined and efficient workspace.

Extending the living experience outdoors, the expansive upper-level patio is wrapped in glass railings for unobstructed views and finished with lush turf underfoot for year-round comfort. Its generous proportions invite everything from peaceful morning coffee to evening gatherings under the open sky. This elevated retreat captures the surrounding scenery while seamlessly continuing the home's modern architectural rhythm — a space as tranquil as it is inspiring.







## LOWER-LEVEL ENTERTAINING

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Descending via the open riser staircase or elevator, the lower level unfolds into a bright, expansive space designed for recreation and relaxation. The layout wraps elegantly around the central staircase, connecting the bar, games, media, and fitness areas in a seamless open plan.

At its center, a striking entertainer's bar features quartz counters, brass fixtures, and custom built-in shelving with integrated lighting. A single beverage fridge and deep storage make it both beautiful and functional — the perfect spot for casual hosting or late-night conversation.

The media area is framed by a custom entertainment wall accented with gold detailing, providing a refined backdrop for movie nights or game-day gatherings. The adjacent gym is fitted with durable rubber flooring, a floor-to-ceiling mirrored wall, and built-in speakers, creating a bright, energized atmosphere for daily workouts.

Finished in luxury vinyl plank flooring and elevated by soft recessed lighting, this level combines warmth, durability, and contemporary design — a space equally suited to lively entertaining or quiet retreat.



# LOWER LEVEL BEDROOMS

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Two spacious bedrooms extend the home's comfort and versatility to the lower level, each finished in soft neutral tones with plush carpeting and modern lighting for a calm, welcoming feel.

Both rooms include walk-in closets, offering ample storage and organization, while large egress windows fill the spaces with natural light. One bedroom enjoys a private ensuite featuring marbled tiling, a built-in vanity, and polished chrome fixtures, while the second bedroom is conveniently located beside a full four-piece bath of matching style and finish.

Perfect for guests, teens, or extended family, these rooms provide the same level of refinement and livability found throughout the rest of the home.



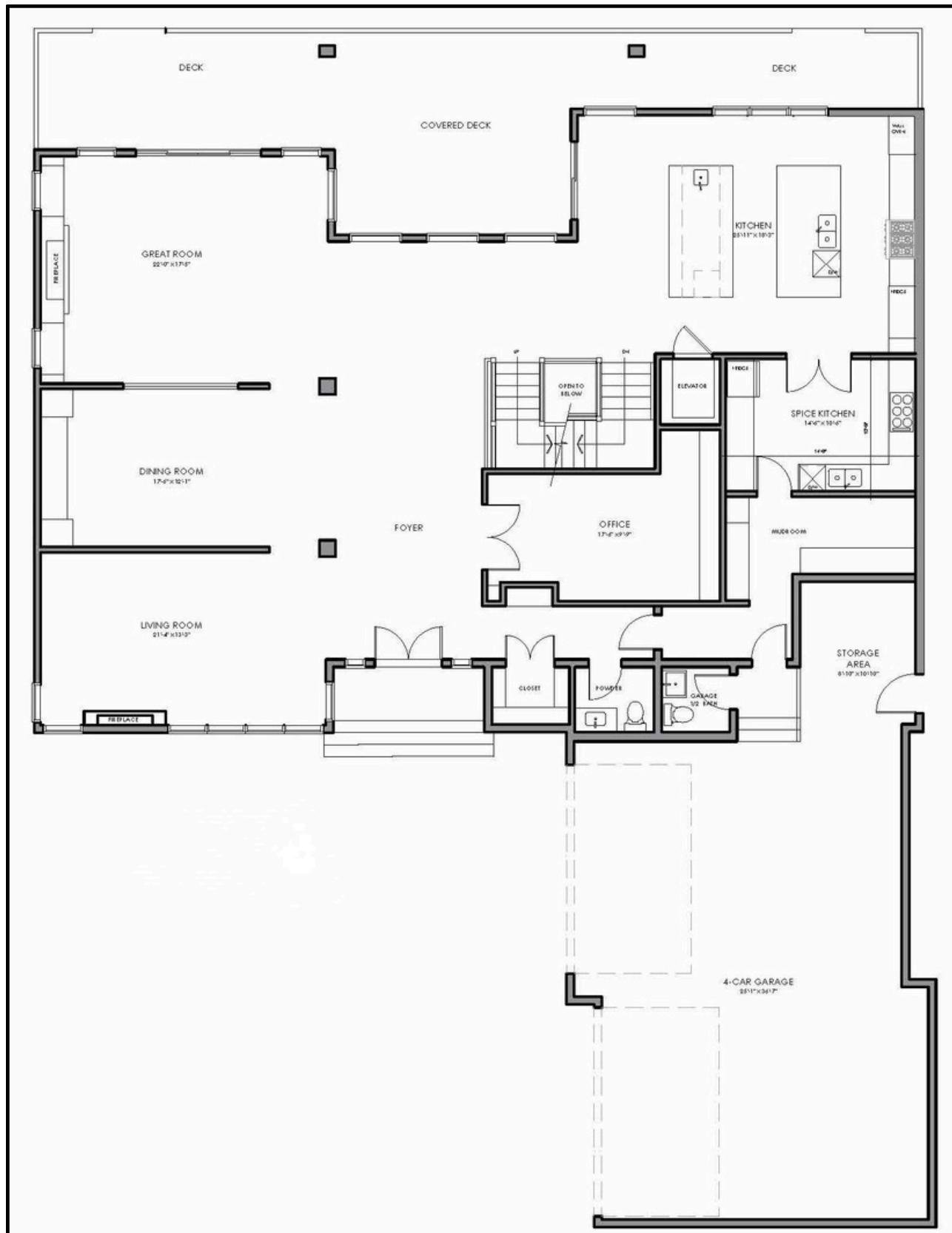


# ADDITIONAL HOME SPECS

- Electric in-floor heating in primary ensuite
- Radiant in-floor heating throughout the lower level
- Speaker zones throughout the entire home
- A/C
- Garage features a half bath, epoxy flooring, radiant in-floor heating, & gas overhead heating
- Home automation system
- Two high efficiency furnaces
- Gas line for BBQ on the back deck
- Fully irrigated yard
- Elevator servicing all levels
- Solid core interior doors
- Nest & Honeywell smart home systems
- Security cameras & smart surveillance system
- Central vacuum system
- Gem Stone exterior lighting package



# MAIN-LEVEL FLOORPLAN



2,813.05 SF

# UPPER-LEVEL FLOORPLAN

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2,319.34 SF

# LOWER-LEVEL FLOORPLAN

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2,477.92 SF



# COMMUNITY OF WATERMARK



Tucked along Calgary's northwest edge, just beyond Tuscany, lies a community that balances estate living with everyday convenience: Watermark at Bearspaw. This award-winning enclave is more than a neighborhood – it's a lifestyle, designed for families who want room to grow, space to breathe, & easy access to everything the city has to offer.

Step into Watermark & you're welcomed by meandering ponds, cascading streams, & thoughtfully landscaped parklands. Over 46 acres of green space & more than 5 kilometres of paved pathways invite morning runs, after-school bike rides, & evening strolls with the family dog.

At the heart of it all is the Central Plaza – a true gathering place featuring an outdoor kitchen, fire pit, barbecues, & wide-open lawns perfect for pick-up soccer games or summer community events. Playgrounds, an NBA-sized basketball court, & open recreational areas make it easy for kids (& parents) to stay active.

Though set apart in peaceful Bearspaw, Watermark is just steps from Tuscany, one of northwest Calgary's most established communities. That means quick access to shopping, dining, services, & family-friendly amenities without sacrificing the tranquility of larger estate lots and quiet streets.

When it comes to the commute, Watermark offers the kind of balance families dream of: 20 minutes to downtown Calgary via Crowchild Trail, & just as close to the airport via Stoney Trail. When adventure calls, the Rocky Mountains are less than an hour's drive.

For golf enthusiasts, Watermark's location is unmatched. The community borders the Lynx Ridge Golf Club, a championship course known for its scenic fairways and welcoming atmosphere. Just minutes away, the newly redeveloped Bearspaw Golf Club offers another premier option with top-tier facilities. Families can enjoy lessons, junior programs, & weekend rounds — a lifestyle perk that keeps everyone active & outdoors.



Families in Watermark benefit from strong schools & convenient access. Bearspaw School (K-8) serves as the local elementary, with Cochrane High School for grades 9-12. School buses pick up right within the community, making mornings seamless. For those seeking alternatives, French immersion, Catholic, & private programs are all within easy reach in Calgary's NW & SW regions.



What sets Watermark apart isn't just its amenities — it's the lifestyle it enables. Here, families spread out on generous quarter- to one-acre lots, giving children room to play & parents the privacy they crave. The community's design encourages connection, from block-party barbecues to impromptu games on the plaza. With Tuscany next door, golf courses around the corner, & downtown just minutes away, it's a place that truly has it all.

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