\$2,795,000 - 200 Waterside Court Nw, Rural Rocky View County

MLS® #A2199119

\$2,795,000

5 Bedroom, 7.00 Bathroom, 3,900 sqft Residential on 0.29 Acres

Watermark, Rural Rocky View County, Alberta

Nestled in the prestigious, award-winning community of Watermark at Bearspaw, this custom-built estate home is a masterpiece of design and craftsmanship, offering 6,300+ sq. ft. of refined living space on a beautifully landscaped .35-acre lot. Inspired by the timeless elegance of the Banff Springs Hotel, this residence seamlessly blends classic luxury with modern technology, creating an unparalleled living experience.

Step into a grand foyer illuminated by a striking \$20K chandelier, setting the tone for the exquisite interiors. The main floor features a bedroom with a walk-in closet, ensuite bathroom, wet bar and a separate entranceâ€"ideal for friends or relatives to stay, or as an office/library.

The heart of the home is the chef's kitchen, boasting custom wood cabinetry, an oversized granite island, and premium Sub-Zero and Wolf appliances, including a steam oven, eight-burner stove with a griddle, and built-in wine and bar fridges. The open-concept layout flows into an elegant dining area and a cozy family room with a fireplace, framed by grand stonework and soaring arched ceilings. Wide-plank oak castle-finished hardwood flooring throughout adds warmth and sophistication.

One of the home's standout features is the gas-heated, all-season outdoor retreatâ€"almost 300 sq. ft. of space enclosed







by electric screens, complete with a stunning stone fireplace and cedar open-truss ceiling, offering a true mountain-inspired escape, perfect for year-round enjoyment.

Upstairs, the primary bedroom is a true sanctuary, a spacious 23'x16' room with two fireplaces, a lavish spa-inspired ensuite, along with a colour-therapy freestanding jetted tub and steam shower! It also includes an extra-large walk-in closet with custom cabinetry, a coffee bar, and remote-controlled blinds.

A second generously sized bedroom upstairs also includes a private ensuite, with a walk-in closet.

Designed for both entertainment and functionality, the lower level offers a large media center, gym, wine cellar, and an impressive golf simulator roomâ€"a golfer's dream for year-round practice. Two additional bedrooms, each with a three-piece ensuites and extra-large walk-in closets, ensure comfort and privacy. A large storage room completes this level. The exterior showcases a professionally designed, low-maintenance landscaping, with an underground and hanging basket sprinkler system for effortless upkeep. Both the interior and exterior showcase exquisite accents of stone and cedar wood, with seven custom-designed trusses enhancing the architectural beauty of the home.

The oversized four-car garage is equipped with in-slab heating and four separate doors, offering ample space for vehicles and storage.

Located in one of Calgary's most sought-after communities, this exceptional estate offers quick access to scenic walking paths, a reflection pond, and exclusive Watermark amenities. This is a rare opportunity to own a truly one-of-a-kind luxury property. Schedule your private showing

Built in 2014

Essential Information

MLS® # A2199119 Price \$2,795,000

Bedrooms 5
Bathrooms 7.00
Full Baths 5
Half Baths 2

Square Footage 3,900 Acres 0.29 Year Built 2014

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 200 Waterside Court Nw

Subdivision Watermark

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3L 0C9

Amenities

Amenities Playground, Recreation Facilities, Trash

Parking Spaces 8

Parking Heated Garage, Quad or More Attached

of Garages 4

Interior

Interior Features Bar, Central Vacuum, Chandelier, Crown Molding, Granite Counters,

High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Recreation Facilities, Separate Entrance, Soaking Tub, Steam Room, Sump Pump(s), Vaulted Ceiling(s), Walk-In

Closet(s), Wet Bar

Appliances Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher,

Freezer, Garage Control(s), Garburator, Gas Stove, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings, Wine

Refrigerator

Heating Boiler, In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 4

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Corner Lot, Landscaped, Views

Roof Asphalt Shingle

Construction Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 55

Zoning DC141

HOA Fees 210

HOA Fees Freq. MON

Listing Details

Listing Office Real Broker

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