

# \$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

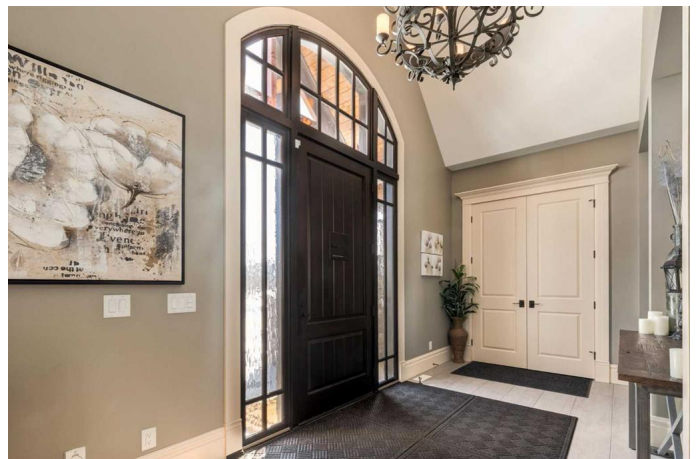
Watermark, Rural Rocky View County, Alberta

Nestled in the prestigious, award-winning community of Watermark at Bears paw, 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 entrance—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 retreat—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 23â€™™x16â€™™ 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 golferâ€™™s dream for year-round practice.

Two additional bedrooms, each with a three-piece ensuite 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 Calgaryâ€™™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

today!

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

Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Built-In Refrigerator, Oven-Built-In, Freezer, Garburator
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	28
Zoning	DC141
HOA Fees	210
HOA Fees Freq.	MON

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.