

\$2,950,000 - 20 Rockwater Way, Rural Rocky View County

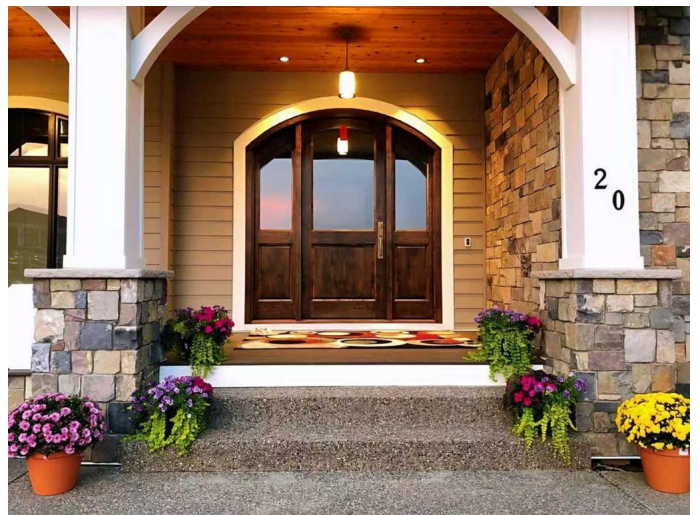
MLS® #A2207186

\$2,950,000

4 Bedroom, 6.00 Bathroom, 3,910 sqft
Residential on 0.30 Acres

Watermark, Rural Rocky View County, Alberta

Welcome to this exquisite custom estate home, nestled in the prestigious community of Watermark. Boasting over 5,400 sq. ft. of unparalleled craftsmanship and elegance, this former showhome with tons of upgrades exemplifies luxury living. The house is in immaculate condition, having been used only occasionally by the owners. From the moment you step inside, you are welcomed by stunning luxury hardwood flooring that flows throughout the main level. The heart of the home is the gourmet chef's kitchen, featuring beautifully crafted cabinetry, an oversized island with marble countertops, and top-of-the-line appliances, including a Sub-Zero fridge, Wolf gas stove and built-in oven, and an Asko dishwasher. Adjacent to the kitchen, the bright and inviting dining area and living room are adorned with expansive windows, allowing natural light to fill the space. A striking fireplace adds warmth and sophistication to this open-concept layout. For those who love to entertain, a formal dining room and a stunning 4-season sunroom extend onto an expansive, covered balcony—perfect for year-round enjoyment. A spacious main-floor office, complete with custom-built desk and shelving, offers the ideal work-from-home setup. A thoughtfully designed mudroom with a built-in bench and ample storage ensures effortless organization. Upstairs, retreat to the lavish primary suite,



where a spectacular walk-in closet with custom spa-like 5-piece ensuite. Indulge in the free-standing soaker tub, oversized glass-enclosed shower, and dual vanities. Two additional generously sized bedrooms, each with its own walk-in closet and private 4-piece ensuite, provide ultimate comfort. A large bonus room and a convenient upper-floor laundry room complete this level. The fully developed walk-out basement, enhanced with in-floor heating, extends the home's luxurious appeal. It boasts a spacious entertainment area with a fully equipped wet bar, a modern fitness room, an additional bedroom, and a beautifully appointed four-piece bathroom. Step outside to your private backyard oasis, where breathtaking views, lush landscaping, and elegant decorative LED system (10K value) and garden lighting (6K) create the perfect setting for entertaining or quiet evenings under the stars. Located in the exclusive estate community of Watermark, this home provides the tranquility of country living with the convenience of city amenities just minutes away. Enjoy scenic pathways, parks, playgrounds, and the renowned Central Plaza with a pavilion, picnic areas, firepit, sports courts, and lush green spaces. Experience the pinnacle of luxury—book your private showing today!

Built in 2016

Essential Information

MLS® #	A2207186
Price	\$2,950,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,910

Acres	0.30
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	20 Rockwater Way
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

Amenities

Amenities	Park
Parking Spaces	7
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2025
Days on Market	16
Zoning	T3L 0C9
HOA Fees	206
HOA Fees Freq.	MON

Listing Details

Listing Office	Grand Realty
----------------	--------------

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.