

\$2,149,900 - 2 Watermark Avenue, Rural Rocky View County

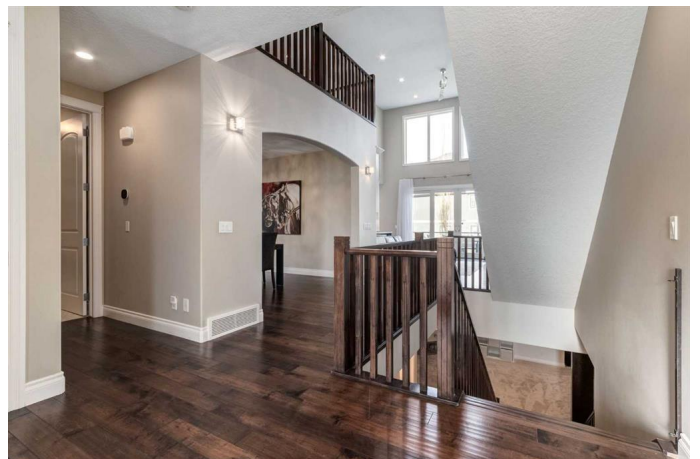
MLS® #A2269922

\$2,149,900

6 Bedroom, 6.00 Bathroom, 3,403 sqft
Residential on 0.35 Acres

Watermark, Rural Rocky View County, Alberta

Discover unparalleled craftsmanship and modern elegance in this custom built, 6-bedroom, 6-bathroom home, perfectly positioned on a beautifully landscaped corner lot in the prestigious Watermark at Bearspaw community. Designed for luxury living, this remarkable home offers over 5,200 sq.ft. of impeccably finished space across three levels. Step inside and be greeted by 10'™ ceilings and an open-concept layout that seamlessly blends comfort and sophistication. The great room is a show piece, featuring a striking floor-to-ceiling tile gas fireplace beneath soaring vaulted ceilings, the perfect setting for gathering and entertaining. The chef-inspired kitchen is a true culinary masterpiece with premium Miele appliances, including a 5-burner gas cooktop, double wall & steam ovens, built-in espresso maker, oversized refrigerator and dishwasher. An expansive quartz island with seating and built-in ceiling speakers make this the heart of the home. A formal dining room with custom quartz serving counter and cabinetry adds both function and flair, while the main-floor primary suite offers a private retreat complete with a spa-inspired ensuite featuring a deep soaker tub, dual vanities with a central tower, and a fully tiled shower with rain and wall heads plus a bench. The spacious walk-in closet is beautifully designed with custom built-ins and ample storage. The main level is complete with a



bright front office, a mudroom with built-in lockers for everyday ease, and a convenient main-floor laundry room with generous storage and workspace. Upstairs, a lofted open-to-below bonus area provides a serene space for reading or relaxing. Three generous bedrooms include one with a private ensuite and two share a 5 piece bath, plus a second laundry room for convenience. The fully developed lower level has been beautifully updated with new carpet, paint, and baseboards. Designed for entertainment, this impressive space features a spacious recreation area complete with a full wet bar, wine cellar, and gym, along with a flex room that can serve as a fifth bedroom or media/theatre room, fully wired for surround sound. A sixth bedroom with a private ensuite provides an ideal retreat for guests or extended family. Enjoy outdoor living on the extended 33â€™™ deck with a gas line for BBQ, overlooking your professionally landscaped yard enhanced by over \$40,000 in trees, shrubs and rod iron fence. The heated triple garage (36â€™™ x 26â€™™) provides ample space for vehicles and storage. Additional upgrades include a new electrical panel, new hot water tank (2022), new spray foam attic insulation, central A/C, and built-in speakers wired for whole-home entertainment. Experience the best of Watermark at Bearspaw, a serene estate community minutes from Calgary, with scenic paths, waterfalls, and parks. Your piece of paradise awaits!

Built in 2014

Essential Information

MLS® #	A2269922
Price	\$2,149,900
Bedrooms	6
Bathrooms	6.00

Full Baths	4
Half Baths	2
Square Footage	3,403
Acres	0.35
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2 Watermark Avenue
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

Amenities

Amenities	Gazebo, Park, Picnic Area, Playground, Snow Removal
Parking Spaces	6
Parking	Garage Door Opener, Heated Garage, Aggregate, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Double Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes

Basement Full

Exterior

Exterior Features BBQ gas line, Private Yard
Lot Description Back Yard, Corner Lot, Landscaped, Lawn, Many Trees
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 10th, 2025
Days on Market 9
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.