

# \$2,749,900 - 9 Watermark Lane, Rural Rocky View County

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MLS® #A2216064

**\$2,749,900**

5 Bedroom, 4.00 Bathroom, 4,175 sqft  
Residential on 0.26 Acres

Watermark, Rural Rocky View County, Alberta

Welcome to this extraordinary luxury estate residence, where over 5,700 sq ft of masterfully designed living space meets the tranquil beauty of natural surroundings. Every detail of this 5-bedroom, 4.5-bathroom home speaks to timeless luxury, thoughtful design, and elevated living. A private elevator connects all levels. This home is perfect for entertaining or extended family living. The heart of the home is a gourmet kitchen with top-tier appliances, custom cabinetry, and an oversized island that flows seamlessly into sunlit living and dining areas. The primary bedroom is a sanctuary unto itself, with serene views, a spa-inspired ensuite, and a spacious walk-in closet. Each additional bedroom offers ample space and access to beautifully appointed bathrooms. Downstairs, the walkout level opens to a backyard oasis, where the sound of cascading water creates a peaceful backdrop for everyday living. This is more than a home—it’s a rare offering of lifestyle, luxury, and location. Photos are representative.



Built in 2024

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2216064    |
| Price    | \$2,749,900 |
| Bedrooms | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 4,175       |
| Acres          | 0.26        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 9 Watermark Lane        |
| Subdivision | Watermark               |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3L0H6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer                                                                                                                                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                              |
| Fireplaces        | Gas, Mantle                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                       |

**Exterior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | None                                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Cement Fiber Board, Stone, Wood Frame                                        |
| Foundation        | Poured Concrete                                                              |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 94            |
| Zoning         | R-G           |
| HOA Fees       | 233           |
| HOA Fees Freq. | MON           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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