

# \$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	138
Zoning	R-G
HOA Fees	233
HOA Fees Freq.	MON

## Listing Details

Listing Office      Bode Platform Inc.

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