

\$2,400,000 - 24 Rockwater Way, Rural Rocky View County

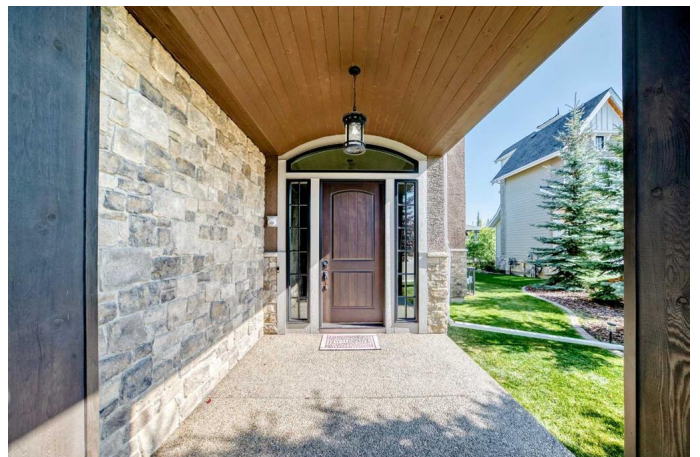
MLS® #A2257398

\$2,400,000

5 Bedroom, 5.00 Bathroom, 3,619 sqft
Residential on 0.30 Acres

Watermark, Rural Rocky View County, Alberta

FORMER ASTORIA SHOWHOME â€“
NATIONAL FINALIST FOR HOME OF THE
YEAR! Welcome to 24 Rockwater Way in
Watermark, a masterpiece by Astoria Custom
Homes. Recognized as a Canadian National
Finalist for Housing Excellence and a SAM
Awards Finalist for Best New Home, this
residence was ranked among the TOP FIVE
homes in the nation. The home opens with a
dramatic foyer, where wide-plank hardwood,
11-foot ceilings, and a curved open-rise
staircase set the tone. Sunlight floods the
space, illuminating stone-clad columns,
wood-beamed ceilings, and hand-painted
details. The chef-inspired kitchen featuring
dual granite waterfall islands, a La Cornue
range, Sub-Zero refrigeration, and a Wolf
built-in coffee system. A butlerâ€™s pantry
with beverage center streamlines entertaining,
while custom cabinetry, subtle lighting, and
professional-grade finishes complete the
space. French doors open to a covered deck
with a stone-clad fireplace, extending the
gathering space for year-round enjoyment. In
the great room, a soaring stone fireplace
anchors the design, while exposed beams
draw the eye upward. Custom lighting and
built-in speakers enhance the ambiance,
highlighting both architecture and comfort. A
private home office with barn doors and
tailored built-ins offers function with style, while
the bright dining nookâ€™ framed by designer



finishesâ€”creates an inviting space for everyday living. Upstairs, the primary suite is a private sanctuary with vaulted ceilings, a fireplace, and a hidden walk-in closet. The spa-inspired ensuite offers heated tile floors, a glass shower, private water closet, and a soaking tub designed for pure serenity. A second guest suite with ensuite, two additional bedrooms with a shared full bath, and a loft overlooking the great room provide space for family and guests. A full laundry room with custom cabinetry adds convenience. The walkout basement is designed for both relaxation and entertaining. Highlights include a rec/theatre room with stone-clad built-ins, wet bar, and wine display; a fifth bedroom with full bath for guests; and walkout access to a covered patio prepped for a hot tub with gas fire bowl rough-in. The triple-attached heated garage features epoxy floors, slab heating, and custom storageâ€”combining function with refined elegance. Over \$40,000 in thoughtful upgrades make this home move-in ready, including a 2024 Bosch dishwasher, radon mitigation system, landscaping with new trees, mulch, and driveway sealing, patio improvements with a new staircase and screened patio, and custom window blinds, among other refinements. Watermark at Bearspaw delivers tranquility, privacy, and prestige. Architectural controls preserve timeless beauty, and the absence of commercial development ensures peace and exclusivity. Residents enjoy a central plaza with gazebo and outdoor fire pit, soccer field, reflection pond, BBQ facilities, landscaped parks, NBA-sized sports court and 5 km of paved trails. Book your private showing today and Welcome Home!

Built in 2016

Essential Information

MLS® #	A2257398
Price	\$2,400,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,619
Acres	0.30
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	24 Rockwater Way
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

Amenities

Amenities	Park, Picnic Area, Playground, Snow Removal
Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Warming Drawer, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	9
Zoning	R-1
HOA Fees	210
HOA Fees Freq.	MON

Listing Details

Listing Office	Homecare Realty Ltd.
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