

\$3,390,000 - 48 Waters Edge Gardens, Rural Rocky View County

MLS® #A2260787

\$3,390,000

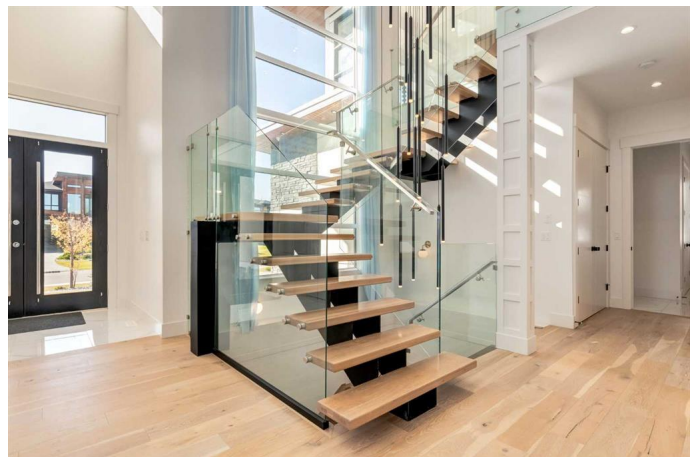
7 Bedroom, 7.00 Bathroom, 4,838 sqft
Residential on 0.29 Acres

Watermark, Rural Rocky View County, Alberta

Welcome to this extraordinary WATERFRONT ESTATE in the prestigious community of WATERMARK AT BEARSPAW. Situated on a premium 0.29-acre lot backing onto a serene pond, this residence offers over 7,000 sq ft of luxurious living space with 7 bedrooms, 6.5 bathrooms, and two master suites, including one on the main floor. Designed with elegance and functionality in mind, the home features soaring 10-foot ceilings, 8-foot doors, an open-to-above foyer, and extra-wide hallways, all contributing to a grand and airy ambiance. A neutral color palette is paired with refined finishes such as engineered hardwood flooring, built-in speakers, heated flooring, and 12mm glass features throughout.

The heart of the home is a stunning chef's kitchen equipped with premium Thermador stainless steel appliances, a gas cooktop, quartz countertops, a spacious central island with a built-in banquette, and a separate spice kitchen or butler's pantry. Adjacent to the kitchen is a formal dining room with a custom feature wall, a large family room with an upgraded linear gas fireplace, and a dedicated home office. The main-floor master suite includes a luxurious 5-piece ensuite, a generous walk-in closet, and private access to a serene outdoor patio.

Upstairs, the primary suite offers a true retreat with a double-sided gas fireplace, an opulent 5-piece ensuite, an oversized shower, a



walk-in closet with a custom island, and its own private patio with waterfront views. Three additional bedrooms, two with ensuite access & walk-in closets, while the upper floor also includes a bonus room with tray ceilings, a sleek glass-enclosed library, and a full laundry room with a sink.

The walk-out basement is an entertainer's dream, featuring a spacious recreation and games area, a wet bar, an elegant wine cellar, and a beautifully designed home theatre with a second wet bar. This level also includes a glass-walled gym, two large bedrooms, a full bathroom with a steam shower, and access to a future hot tub area. Outdoor living spaces include an upper deck with an outdoor theatre (wired for heaters & Motorized screens), and a lower concrete patio, all with spectacular water views.

Additional highlights include a fully finished quad garage with extra storage and heater rough-ins, walk-in closets in all bedrooms with custom MDF shelving, dedicated laundry on each floor, double furnace, tankless water heater, water softener, and central vacuum system with multiple vac pans.

Located on a quiet, central street in Watermark—an award-winning estate community—this impeccable home combines thoughtful design with premium features and finishes. One of the premier homes on one of the most desirable lots in the community makes this property a must-see if you're looking for luxury living at its finest!!! OPEN HOUSE SAT. OCT 18TH 2:00-5:00 & SUN OCT 19TH 1:00-4:00!!

Built in 2020

Essential Information

MLS® #	A2260787
Price	\$3,390,000
Bedrooms	7

Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,838
Acres	0.29
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	48 Waters Edge Gardens
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

Amenities

Amenities	None
Parking Spaces	5
Parking	Quad or More Attached
# of Garages	5

Interior

Interior Features	Bar, Chandelier, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Private
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	20
Zoning	DC141
HOA Fees	233
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
----------------	-------------

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.