

\$1,075,000 - 70 Watermark Villas, Rural Rocky View County

MLS® #A2267155

\$1,075,000

3 Bedroom, 3.00 Bathroom, 1,059 sqft
Residential on 0.06 Acres

Watermark, Rural Rocky View County, Alberta

RARE OPPORTUNITY TO OWN A LUXURY VILLA LOCATED IN THE SOUGHT-AFTER Community of Watermark.

This executive MAINTANENACE FREE Villa with amazing MOUNTAIN VIEWS on a premium view lower row lot with no road behind features over 2000sq ft of total living space. METICULOUSLY MAINTAINED 3-bedroom, 3-bathroom luxury home, steps from the Watermark PATHWAY SYSTEM leads to the amazing amenities this premier community has to offer. As you enter you will be amazed by the abundance of NATURAL LIGHT coming from the WEST FACING WALL OF WINDOWS capturing the outdoor PANORAMIC VIEWS, and 10' ceilings on the main and lower level.

The heart of the home, a chef's kitchen with STAINLESS STEEL appliances including GAS cooktop, separate WINE FRIDGE, granite countertops and an integrated tv to watch that Blue Jays game, while preparing for a gourmet dinner or for all your entertaining needs. Off the kitchen a bright living room with BREATHTAKING unobstructed Mountain views. Off the main living area, a beautiful master bedroom suite that is a true retreat featuring his and hers closets with built-in organizers includes a LUXURIOUS 5-piece en-suite featuring DUAL SINK vanity, OVERSIZED shower, separate soaker tub, and IN-FLOOR HEATING. Completing the



main level a full laundry room with a sink, cabinets and counter space, half bathroom, large foyer and mudroom.

The lower level with WALKOUT is the perfect place to relax and watch a movie or entertain in your extra-large family room. Two additional bedrooms, an enormous SPA like 5pc bathroom, large walk in temperature controlled CUSTOM-BUILT IN WINE ROOM with glass doors, a large wet bar with beverage fridge, GRANITE counters & dishwasher finishes off the basement.

The OUTDOOR LIVING SPACES are generous with a large upper deck off the main room offering an unparalleled PANORAMIC MOUNTAIN view and a large lower-level PRIVATE concrete patio that allows you to enjoy the scenery and enjoy the AMAZING SUNSETS. Villa residents also have exclusive access to the clubhouse that offers a well-equipped fitness studio on the lower level and a lounge on the upper level featuring a pool table, generous seating area, TV and a full kitchen.

This exceptional home includes multi-zone in-slab glycol heating, central vacuum, AC, HEATED EPOXY-COATED garage floor, gas line running to the upper deck and SOLAR TINTING ON WINDOWS. This property truly needs to be seen to be fully appreciatedâ€¦WELCOME HOME

Built in 2013

Essential Information

MLS® #	A2267155
Price	\$1,075,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,059

Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

Community Information

Address	70 Watermark Villas
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0E2

Amenities

Amenities	Clubhouse, Fitness Center, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Bar, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Bar Fridge, Oven
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, Views

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	4
Zoning	R4

Listing Details

Listing Office	CIR Realty
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