

\$2,449,999 - 28 Rockwater Way, Rural Rocky View County

MLS® #A2256017

\$2,449,999

5 Bedroom, 5.00 Bathroom, 4,682 sqft
Residential on 0.30 Acres

Watermark, Rural Rocky View County, Alberta

Welcome to one of Watermark at Bearspaw's most distinguished addresses – a striking, masterfully crafted former showhome that blends architectural excellence with elevated luxury living. Nestled on a quiet street in one of Calgary's most exclusive communities, this nearly 6,000 sq. ft., 3-storey estate offers a rare combination of sophistication, warmth, and thoughtful design.

From the moment you enter the expansive foyer, you're greeted by soaring vaulted ceilings, timeless designer finishes, and an ambiance of understated elegance. The main level is an entertainer's dream, showcasing a chef's kitchen complete with top of the line appliances, a gas range, custom cabinetry, and an oversized island that flows effortlessly into the formal dining room, spacious living room, and a stunning 4-season sunroom with fireplace – perfect for year-round gatherings.

Just off the main hallway, a dedicated home office offers privacy and productivity, while a spacious mudroom with built in lockers adds function without compromising style.

The second floor features four well appointed bedrooms, each with its own ensuite or Jack and Jill bathroom, along with a large central living room or playroom ideal for family living.



A generously sized laundry room with 2 new washer/dryer sets adds convenience and practicality.

Ascend to the third floor and discover a showstopping, private entertainment lounge complete with a full bar and living area – a signature feature of this one of a kind residence.

The fully developed lower level is equally impressive, boasting a hidden theater room, a private gym, and a luxurious guest suite with its own full bath – perfect for hosting family and friends in style.

Outside, professional landscaping frames the home beautifully, while recent upgrades – totaling over \$100,000 – include Gemstone lighting, motorized blinds throughout, new dishwasher, and two sets of washer/dryers.

Completing this exceptional home are two separate garages – offering room for three vehicles, including ample storage for outdoor gear or recreational toys – and a newly installed EV charger, catering to your modern lifestyle.

Located in the award winning Watermark community, surrounded by walking paths, water features, and estate level homes, this residence offers an extraordinary lifestyle of privacy and convenience – just minutes from Calgary.

Built in 2016

Essential Information

MLS® #	A2256017
Price	\$2,449,999
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,682
Acres	0.30
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	3 Storey, Acreage with Resid
Status	Active

Community Information

Address	28 Rockwater Way
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L0C9

Amenities

Amenities	Park, Picnic Area, Playground, Snow Removal
Parking Spaces	3
Parking	Quad or More Attached
# of Garages	3

Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Smart Home
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Washer/Dryer, Built-In Freezer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Sun Room
Has Basement	Yes
Basement	Finished, Full

Exterior



Exterior Features	BBQ gas line, Lighting, Private Entrance, Dog Run
Lot Description	Back Yard, Landscaped, Lawn, Many Trees, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	8
Zoning	DC141
HOA Fees	225
HOA Fees Freq.	MON

Listing Details

Listing Office	Charles
----------------	---------

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.