

# \$1,195,000 - 30 Watermark Villas, Rural Rocky View County

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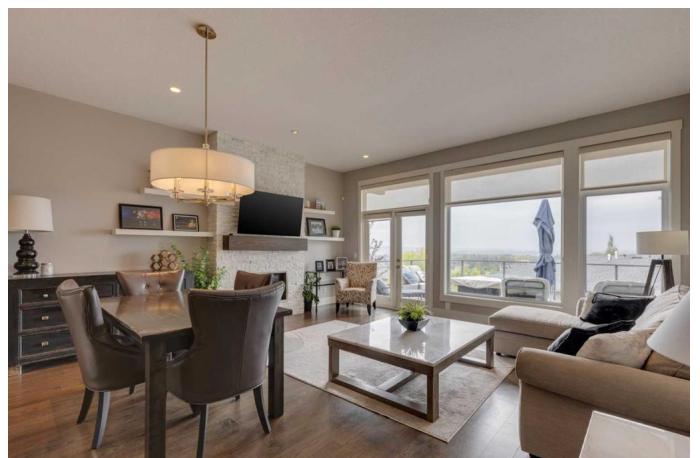
MLS® #A2258592

**\$1,195,000**

3 Bedroom, 3.00 Bathroom, 1,273 sqft  
Residential on 0.08 Acres

Watermark, Rural Rocky View County, Alberta

**\*OPEN HOUSE: Saturday September 27th from 12-2 PM.\*** This elegant bungalow villa in Watermark is perfectly tailored for empty nesters or snowbirds seeking the ease of main floor living, the freedom of a lock and leave lifestyle, and the comfort of a timeless neutral palette. The open concept main floor is drenched in natural light and enhanced by soaring ten foot ceilings, hardwood floors, wainscoting, and expansive windows that frame mountain views. The contemporary wood kitchen is a chef's dream with shaker style soft close cabinetry, quartz counters, a spacious island with seating, a gas cooktop, convection oven, and premium Wolf and Sub Zero appliances, while the adjacent dining area is perfect for both intimate dinners and sophisticated entertaining. The living room invites relaxation with its beautiful split stone fireplace and access to a large deck complete with BBQ gas line. The primary suite is an owner's retreat featuring a panelled feature wall, a walk in closet with built-ins, and a luxurious five piece ensuite with dual vanities and a wide soaking tub. A mud and laundry room with garage entry adds everyday convenience, and the double attached heated garage with epoxy flooring ensures a polished finish. The lower walk out level seamlessly extends the living space, offering a bright family room, in floor heating, two additional bedrooms that provide privacy and comfort,



and a four piece bath with dual vanity, along with direct access to a covered patio with a hot tub connection. Neutral contemporary finishes throughout give the home a sophisticated yet welcoming feel, while the thoughtful layout allows for downsizing without compromise. Outdoors, shared green space, manicured landscaping, natural stone and timber accents, and the benefit of yard and flowerbed maintenance create effortless curb appeal. Residents enjoy the lifestyle Watermark is known for, including a clubhouse, fitness centre, and pathways to explore. Additional features include central air conditioning, central vac, a water softener, and a security system with camera rough-in. Designed for connection and comfort, this villa is a place where unforgettable moments are created and every day feels extraordinary. Bungalow villas are rare, so seize the opportunity to embrace a luxurious low maintenance lifestyle and begin your Watermark story today!

Built in 2016

### **Essential Information**

MLS® #	A2258592
Price	\$1,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,273
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

### **Community Information**

Address	30 Watermark Villas
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0E2

### **Amenities**

Amenities	Clubhouse, Fitness Center
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 19th, 2025
Days on Market	7
Zoning	R4

**Listing Details**

Listing Office                      RE/MAX House of Real Estate

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