\$2,999,999 - 200 Pondside Place, Rural Rocky View County

MLS® #A2259994

\$2,999,999

7 Bedroom, 7.00 Bathroom, 4,705 sqft Residential on 0.28 Acres

Watermark, Rural Rocky View County, Alberta

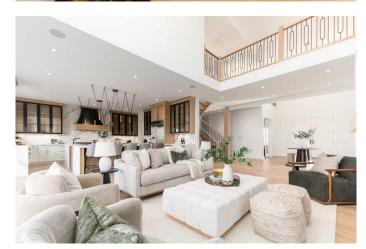
OPEN HOUSE SATURDAY NOV 8TH 3:00PM-5:00PM. Discover the epitome of luxury living at 200 Pondside Place, an extraordinary 7-bedroom, 6.5-bath estate in the prestigious community of Watermark at Bearspaw. Designed with families in mind, this home combines architectural elegance with modern functionality across nearly 6,800 sq ft of developed space. A striking façade of smooth stucco, black wood accents, and stone detailing sets the tone, while a four-car garage and exposed aggregate driveway provide both practicality and curb appeal. Inside, soaring ceilings, wide-plank oak floors, and expansive windows create a light-filled atmosphere that is as welcoming as it is refined.

The gourmet chef's kitchen is a true showpiece, featuring dual waterfall quartz islands, professional-grade Jenn-Air appliances, integrated wine storage, and a fully equipped spice/prep kitchen. The adjoining great room showcases a soaring fireplace wall and custom built-ins, perfect for both family gatherings and elegant entertaining. Formal dining is elevated with a glass-encased wine display and coffered ceiling, while a private main-floor office, guest suite, and stylish powder room add everyday convenience.

Upstairs, the primary suite is a serene retreat with a boutique-style walk-in closet, spa-inspired ensuite with soaking tub and







rainfall shower, and space for private lounging. Three additional bedrooms each feature their own ensuite and walk-in closet, while a flex loft/media space and a fully outfitted laundry room complete the level. The lower level is designed for recreation and relaxation, offering a spacious rec room with wet bar, fitness studio, plush theater room, and two additional bedrooms. Radiant in-floor heating throughout ensures year-round comfort. Set on a beautifully landscaped 0.28-acre lot, this home includes speaker zones, gas BBQ hookup, and smart-home rough-ins for modern living. Beyond the property, Watermark is one of Calgary's most sought-after family communities, renowned for its strong sense of community, scenic pathways, and access to top schools and amenities. With nearby shopping, dining, recreation centers, and a quick drive into the city, it is the perfect balance of tranquility and convenience.

Built in 2025

Essential Information

MLS® # A2259994 Price \$2,999,999

Bedrooms 7

Bathrooms 7.00

Full Baths 6

Half Baths 1

Square Footage 4,705

Acres 0.28

Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 200 Pondside Place

Subdivision Watermark

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3L 0H6

Amenities

Amenities Park, Picnic Area, Playground, Recreation Facilities, Snow Removal,

Trash, Other

Parking Spaces 8

Parking Quad or More Attached

of Garages 4

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, French Door, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data,

Wired for Sound, Bar, Crown Molding

Appliances Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave,

Range Hood, Refrigerator, Washer/Dryer

Heating In Floor, Fireplace(s), Forced Air, Radiant, Combination

Cooling Central Air, Rough-In

Fireplace Yes

of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Level, Low

Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Mixed, Stone, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed September 29th, 2025

Days on Market 39

Zoning DC141

HOA Fees 233

HOA Fees Freq. MON

Listing Details

Listing Office eXp Realty

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