

# \$2,350,000 - 84 Waters Edge Gardens, Rural Rocky View County

---

MLS® #A2220528

**\$2,350,000**

4 Bedroom, 4.00 Bathroom, 2,045 sqft  
Residential on 0.37 Acres

Watermark, Rural Rocky View County, Alberta

BRAND NEW IN WATERMARK!!! What an opportunity to move into your luxury bungalow home with all the bells and whistles you want and then some. You are welcomed as you enter the door with sprawling hardwood floors into a stately living room complete with vaulted ceilings, a fireplace and custom millwork. The main floor is a unique concept with a chef's dream kitchen featuring full-height cabinetry, stainless appliances and an open dining room experience. Your spacious dining room looks out across Watermark pond as does your covered deck area, complete with rough-in for automated screens & heater, perfect for relaxing during those summer evenings. The primary suite is filled with natural light and leads into an amazing ensuite with a double vanity, and a soaker tub. The primary suite includes a spacious walk-in closet with a built-in washer & dryer. The main floor office space and oversized powder room complete this incredible main level. The lower level is well-appointed and does not disappoint with 3 additional bedrooms, 2nd laundry space, 2 full bathrooms and a large rec room area complete with a roughed-in wetbar, making this basement an entertainer's dream. Landscaped yard on its way to being completed, central air, sound system and new home warranties that transfer to the new owners. This home has it all and is a showstopper and brand new so you get to



break it in. This one is a must-see!!!

Built in 2025

**Essential Information**

MLS® #	A2220528
Price	\$2,350,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,045
Acres	0.37
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	84 Waters Edge Gardens
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0E8

**Amenities**

Amenities	None
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Chandelier
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Playground
Lot Description	Back Yard
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	1
Zoning	R-1
HOA Fees	213
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.