

\$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 OCT 4TH & 5TH 3PM-5PM.
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	Other, Park, Playground, Recreation Facilities, Snow Removal, Trash, Picnic Area
Parking Spaces	8
Parking	Quad or More Attached
# of Garages	4

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Crown Molding, 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 Sound, Wired for Data
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air, Combination, Radiant
Cooling	Central Air, Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, 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
Zoning	DC141

HOA Fees 233
HOA Fees Freq. MON

Listing Details

Listing Office eXp Realty

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.