

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

MLS® #A2259994

**\$2,999,999**

7 Bedroom, 7.00 Bathroom, 4,705 sqft  
Single Family on 0.28 Acres

Watermark, Rural Rocky View County, Alberta

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 Calgaryâ€™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. (id:6289)

Built in 2025

Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2259994      |
| Price          | \$2,999,999   |
| Bedrooms       | 7             |
| Bathrooms      | 7.00          |
| Half Baths     | 1             |
| Square Footage | 4,705         |
| Acres          | 0.28          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 200 Pondside Place      |
| Subdivision | Watermark               |
| City        | Rural Rocky View County |
| Province    | Alberta                 |
| Postal Code | T3L0H6                  |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Park, Playground, Schools, Shopping, Other, Recreation Centre   |
| Features       | Cul-de-sac, Other, Wet bar, PVC window, French door, Closet Organizers, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup, Parking |
| Parking Spaces | 8   |
| Parking        | Attached Garage, Garage   |
| # of Garages   | 2   |

## Interior

|                 |  |
|-----------------|--|
| Appliances      | Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Garage door opener, Washer & Dryer |
| Heating         | Other, Forced air, Radiant heat, In Floor Heating  |
| Cooling         | Central air conditioning, See Remarks  |
| Fireplace       | Yes  |
| # of Fireplaces | 2  |
| # of Stories    | 2  |
| Has Basement    | Yes  |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Stone, Stucco, Wood siding |
| Exterior Features | Landscaped, Lawn           |
| Construction      | Wood frame                 |
| Foundation        | Poured Concrete            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 6:46pm PDT