

\$1,900,000 - 74 Stoneypointe Place, Rural Rocky View County

MLS® #A2221386

\$1,900,000

4 Bedroom, 3.00 Bathroom, 2,268 sqft
Residential on 0.29 Acres

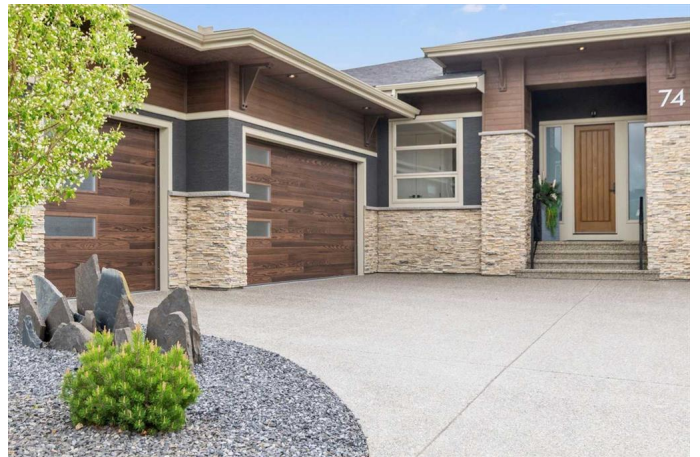
Watermark, Rural Rocky View County, Alberta

Step into refined living in one of Rocky View's most sought-after estate communities. This exceptional custom-built home blends timeless design with upscale comfort and impeccable craftsmanship, offering a lifestyle of quiet luxury and effortless functionality.

Your new home makes an immediate statement of quality! The oversized triple garage is a standout feature with heated epoxy floors and soaring 12-foot insulated ceilings—ideal for car enthusiasts, hobbyists, or those seeking exceptional storage and utility space.

Inside, a grand foyer welcomes you into the home with elegant presence. Just off the entrance, a spacious office provides a polished and private work-from-home setting. The heart of the home is the connoisseur kitchen—featuring a large granite island with a waterfall edge, ample cupboard space, a hidden pantry, and clean sight lines to the open-concept dining area and great room. A gas fireplace adds warmth and ambiance, anchoring the space with style.

Function meets design with a generous mudroom off the garage, a discreet 2-piece powder room, and thoughtful flow throughout the main floor. The primary bedroom is a private sanctuary that exudes tranquility and the ensuite is complete with heated floors, a freestanding soaker tub, dual vanities, a



shower built for two, and a massive formal dressing room with direct access to the laundry room for total ease.

The fully developed lower level is designed for both entertaining and everyday comfort. You will find three additional bedrooms, a stylish 3-piece bath with infrared sauna, a large rec room, wet bar, Murphy bed and extensive storage. In-floor heating on this level keeps things cozy all year round.

Outside, enjoy a sun-soaked south-facing backyard with a stunning deck just off the kitchen—equipped with retractable screens for breezy, bug-free evenings.

Low-maintenance landscaping, a built-in fire pit, Glowstone lighting, and an irrigation system make outdoor living easy and elegant. Additional features include central A/C, steam humidifier, whole-home sound wiring, and fully automated blackout shutters—ideal for peaceful sleeping, added privacy, or when you are away.

Located in an exclusive neighbourhood known for its luxury homes and premium amenities, 74 Stoneypointe Place is more than a home—it’s a statement of living well.

Built in 2019

Essential Information

MLS® #	A2221386
Price	\$1,900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,268
Acres	0.29
Year Built	2019
Type	Residential
Sub-Type	Detached

Style Bungalow
Status Active

Community Information

Address 74 Stoneypointe Place
Subdivision Watermark
City Rural Rocky View County
County Rocky View County
Province Alberta
Postal Code T3L 0C9

Amenities

Amenities None
Parking Spaces 6
Parking Garage Door Opener, Heat
 Garage Attached, Additional
of Garages 3

Interior

Interior Features Granite Counters, High Ceiling, Hardwood Floors, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Wet Bar
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Humidifier, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit
Lot Description Back Yard, Landscaped, Level, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Stone, Cement Fiber Board
Foundation Poured Concrete



Additional Information

Date Listed	May 23rd, 2025
Days on Market	10
Zoning	DC141
HOA Fees	213
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR 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.