

\$3,590,000 - 146 Waterside Court, Rural Rocky View County

MLS® #A2265531

\$3,590,000

6 Bedroom, 5.00 Bathroom, 3,954 sqft
Residential on 0.81 Acres

Watermark, Rural Rocky View County, Alberta

Experience the pinnacle of luxury living in this remarkable Veranda Homes estate, set on one of the largest lots in the coveted first phase of Watermark. Enveloped by hundreds of mature trees on a private .8 acre parcel, this property embodies the serenity of a secluded retreat, yet it's only 20 minutes from downtown Calgary.

With nearly 5,800 sq.ft. of exquisitely finished living space, this residence offers 6 total bedrooms (four up) and five bathrooms, blending timeless design with modern sophistication. Inside, rich site finished hardwood floors, custom millwork and built-ins throughout, and multiple fireplaces create an atmosphere of warmth and refinement. The chef's kitchen impresses with Wolf and SubZero appliances, custom cabinetry, and open, light-filled spaces that flow seamlessly into the home's elegant living areas.

This home is fully integrated with a Control4 home automation system, giving you effortless command of lighting, temperature, security, sound, and entertainment; whether you're home or away. Every space can be tailored to your mood or moment, from dimmed ambient lighting during dinner to whole-home music streaming on quiet evenings.

Outside, the property unfolds like a private park, an achievement of landscape architecture rarely seen at this scale. The Rocky Mountain inspired waterfall and



meandering creek set a tranquil tone as they flow beside the expansive poured aggregate patio, surrounded by towering evergreens and deciduous trees, layered greenery, and meticulously crafted stonework. The result is a lush, immersive environment that feels alive in every season.

This landscape represents years of care, vision, and artistry, an irreplaceable collection of fully established trees, sculpted gardens, and outdoor living spaces that would require well over \$1 million and a decade or more to recreate. And even then, what price can be placed on time itself; the ten years of growth, maturity, and natural harmony that make this setting truly one of a kind. From the sports court and pergolas to the hot tub, fire pit, and covered courtyard with powered screens, every inch of the property has been curated for beauty, privacy, and ease of living. Even the lawn is finished in premium turf, offering a flawless, evergreen appearance with virtually no maintenance so your time can be spent enjoying the setting rather than tending to it. For the car enthusiast, the oversized triple attached garage includes over-height doors, two EV outlets, and space for vehicle lifts, while the expansive driveway easily accommodates six or more cars, perfect for guests or gatherings.

From its architectural pedigree to its immersive natural setting, this home stands as one of Watermark’s true showpieces; a home that defines luxury, privacy, and effortless living in perfect harmony.

Built in 2013

Essential Information

MLS® #	A2265531
Price	\$3,590,000
Bedrooms	6

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,954
Acres	0.81
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	146 Waterside Court
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L0C9

Amenities

Amenities	Park, Playground, Trash, Clubhouse
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wet Bar, Stone Counters, Smart Home, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Built-In Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	BBQ gas line, Courtyard, Garden, Lighting, Private Yard, Storage, Basketball Court, Covered Courtyard, Fire Pit, Outdoor Grill, Outdoor Kitchen
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	6
Zoning	R1
HOA Fees	251
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX House of Real Estate
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