



**GRASSROOTS**  
REALTY GROUP

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9 Watermark Lane  
Rural Rocky View County, Alberta

MLS # A2216064



**\$2,749,900**

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,175 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this extraordinary luxury estate residence, where over 5,700 sq ft of masterfully designed living space meets the tranquil beauty of natural surroundings. Every detail of this 5-bedroom, 4.5-bathroom home speaks to timeless luxury, thoughtful design, and elevated living. A private elevator connects all levels. This home is perfect for entertaining or extended family living. The heart of the home is a gourmet kitchen with top-tier appliances, custom cabinetry, and an oversized island that flows seamlessly into sunlit living and dining areas. The primary bedroom is a sanctuary unto itself, with serene views, a spa-inspired ensuite, and a spacious walk-in closet. Each additional bedroom offers ample space and access to beautifully appointed bathrooms. Downstairs, the walkout level opens to a backyard oasis, where the sound of cascading water creates a peaceful backdrop for everyday living. This is more than a home—it's a rare offering of lifestyle, luxury, and location. Photos are representative.