



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

28 Rockwater Way
Rural Rocky View County, Alberta

MLS # A2256017



\$2,449,999

Division:	Watermark		
Type:	Residential/House		
Style:	3 (or more) Storey, Acreage with Residence		
Size:	4,682 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Theater room couches and white sidetable, EV charger

Welcome to one of Watermark at Bearspaw's most distinguished addresses — a striking, masterfully crafted former showhome that blends architectural excellence with elevated luxury living. Nestled on a quiet street in one of Calgary's most exclusive communities, this nearly 6,000 sq. ft., 3-storey estate offers a rare combination of sophistication, warmth, and thoughtful design. From the moment you enter the expansive foyer, you're greeted by soaring vaulted ceilings, timeless designer finishes, and an ambiance of understated elegance. The main level is an entertainer's dream, showcasing a chef's kitchen complete with top of the line appliances, a gas range, custom cabinetry, and an oversized island that flows effortlessly into the formal dining room, spacious living room, and a stunning 4-season sunroom with fireplace — perfect for year-round gatherings. Just off the main hallway, a dedicated home office offers privacy and productivity, while a spacious mudroom with built in lockers adds function without compromising style. The second floor features four well appointed bedrooms, each with its own ensuite or Jack and Jill bathroom, along with a large central living room or playroom ideal for family living. A generously sized laundry room with 2 new washer/dryer sets adds convenience and practicality. Ascend to the third floor and discover a showstopping, private entertainment lounge complete with a full bar and living area — a signature feature of this one of a kind residence. The fully developed lower level is equally impressive, boasting a hidden theater room, a private gym, and a luxurious guest suite with its own full bath — perfect for hosting family and friends in style. Outside, professional landscaping frames the home beautifully, while recent upgrades — totaling over \$100,000

— include Gemstone lighting, motorized blinds throughout, new dishwasher, and two sets of washer/dryers. Completing this exceptional home are two separate garages — offering room for three vehicles, including ample storage for outdoor gear or recreational toys — and a newly installed EV charger, catering to your modern lifestyle. Located in the award winning Watermark community, surrounded by walking paths, water features, and estate level homes, this residence offers an extraordinary lifestyle of privacy and convenience — just minutes from Calgary.