

# \$999,900 - 99 Watermark Villas, Rural Rocky View County

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MLS® #A2228531

**\$999,900**

3 Bedroom, 3.00 Bathroom, 1,062 sqft  
Residential on 0.07 Acres

Watermark, Rural Rocky View County, Alberta

Welcome to Your Mountain View Retreat in Watermark Villas!

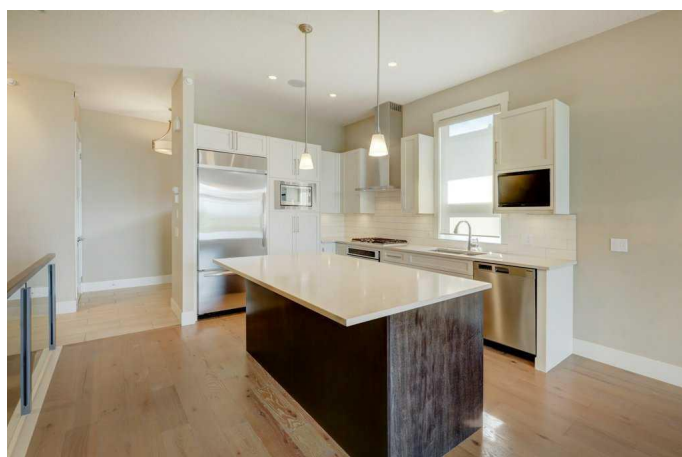
Step into sunsets, serenity, and a simpler way of life in this stunning walkout bungalow in the highly sought-after Watermark Villas community. Backing onto open space with no villas behind you, this home offers unobstructed views of the Rocky Mountains from both your upper and lower outdoor living areas.

The popular Kananaskis floor plan delivers over 2,000 sq. ft. of refined living space across two levels. Enjoy the ease of main-floor living with a spacious primary suite, open-concept kitchen, dining and living areas, laundry, powder room, and direct access to your epoxy-finished double garage.

High 10'™ ceilings on both levels, in-floor heating on the walkout level, central A/C, and a Sonos sound system add comfort and convenience. The chef-inspired kitchen features quartz countertops, upgraded appliances, a wine fridge, ample cabinetry, and an integrated TV, all opening to a bright and inviting living area with a cozy stone-faced fireplace and breathtaking views.

Downstairs, the walkout level includes two generous bedrooms, a full bath, a large recreation room, and access to your lower patio—ideal for guests or entertaining.

As a Watermark Villas resident, you'll enjoy exclusive access to the private clubhouse,



complete with a gym, social lounge, full kitchen, and space for community events. Just minutes from major routes, the C-Train, shopping, and amenities—this is a rare opportunity to downsize without compromise, and embrace maintenance-free luxury living. Don't miss your chance—book your private showing today!

Built in 2014

**Essential Information**

MLS® #	A2228531
Price	\$999,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,062
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

**Community Information**

Address	99 Watermark Villas
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0E2

**Amenities**

Amenities	Clubhouse, Golf Course
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener

# of Garages 2

## Interior

Interior Features Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Cul-De-Sac, Landscaped, Low Maintenance Landscape, Views, Close to Clubhouse, Underground Sprinklers

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 11th, 2025

Days on Market 3

Zoning R-4

HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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