

\$3,299,990 - 446 Brookside Court, Rural Rocky View County

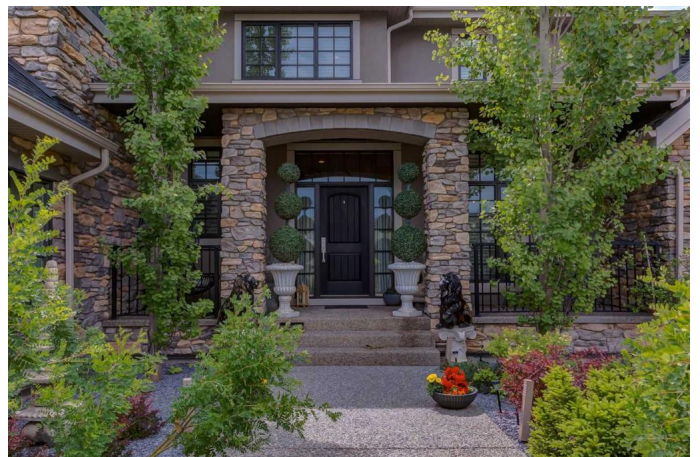
MLS® #A2236729

\$3,299,990

3 Bedroom, 6.00 Bathroom, 4,304 sqft
Residential on 0.34 Acres

Watermark, Rural Rocky View County, Alberta

Incredible Watermark Estate that shows 10 out of 10 and ticks off all the boxes of elegant luxury living!! This beautiful property is located at the end of a quiet cul-de-sac on a walkout lot backing onto a pond with incredible mountain views. The main floor welcomes you with a curved staircase off the front foyer separating the main floor den, spacious laundry area, and a formal dining room with custom ceiling details and loads of room for those large family gatherings. Make your way into the chef's dream kitchen with high-end Wolf/Subzero appliance package or utilize the hidden spice kitchen with a pass-through to your covered BBQ and enclosed deck area. Open both your custom Nana-walls off the nook area and family room and enjoy the breeze and views off the back of this estate. Make your way to the upper level and you'll enjoy 3 spacious bedrooms, each with their own walk-in closet and ensuite's, a secret room off one accessory bedroom, perfect for the kid's playroom or a studio and a primary suite you need to see to believe. The primary feels like you're staying at a high-end hotel with a 3-way fireplace, owners lounge, upper deck, a walk-in closet that you need to see to appreciate and an ensuite that boasts a dual vanity, a separate tub and a shower that is straight out of a magazine. The walkout out level is well appointed with in-floor heat, a bar straight out of an English pub, a separate



studio area, theater room, and spa room complete with hot tub, sauna and a full bath or it could be a 4th bedroom if needed. The finishing details in this home are next level, the location is on one of the most desired lots in Watermark and the pond and mountains views from the southwest-facing backyard make this property top of class when looking for luxury living in the award-winning community of Watermark. Over 6300 sq ft of high-end luxury living make this estate a MUST SEE!!

Built in 2015

Essential Information

MLS® #	A2236729
Price	\$3,299,990
Bedrooms	3
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,304
Acres	0.34
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	446 Brookside Court
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

Amenities

Amenities	None
Parking Spaces	6

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Granite Counters, No Animal Home, No Smoking Home, Sauna
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	107
Zoning	R-1
HOA Fees	233
HOA Fees Freq.	MON

Listing Details

Listing Office	Real Broker
----------------	-------------

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.