

# \$3,200,000 - 434 Brookside Court, Rural Rocky View County

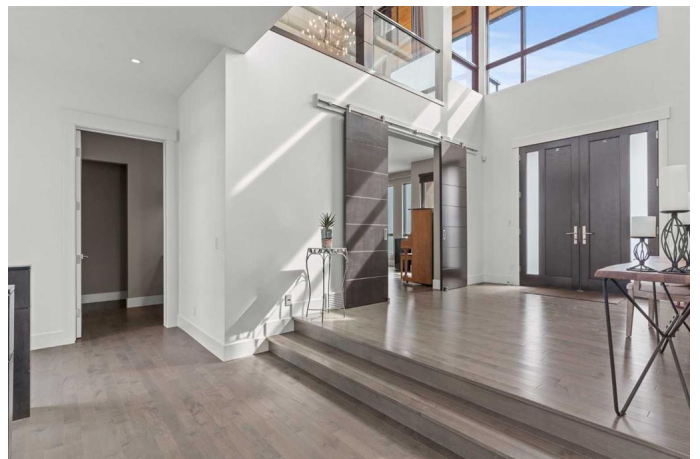
MLS® #A2205416

**\$3,200,000**

4 Bedroom, 6.00 Bathroom, 4,351 sqft  
Residential on 0.53 Acres

Watermark, Rural Rocky View County, Alberta

\*\* Be sure to watch the full cinematic home tour of this stunning home\*\* Nestled on a quiet cul-de-sac in the prestigious Watermark community, this stunning executive home backs onto scenic water features and walkways, offering privacy, elegance, and modern luxury. Designed by Dean Thomas, this fully finished custom home features 4 bedrooms, each with its own ensuite, plus two additional powder rooms, showcasing outstanding craftsmanship and hand-selected finishes throughout. Step into the grand foyer, where vaulted ceilings, an open riser staircase with glass railings, and a chandelier with an integrated lift create a breathtaking first impression. The sunken living room features a floor-to-ceiling concrete fireplace, wood beam ceiling details, and a wine wall made of reclaimed Chicago brick. The gourmet kitchen boasts a custom hood fan, Wolf & Sub-Zero appliances, two oversized islands, quartz countertops, and an imported Italian limestone backsplash, plus a walk-in pantry for ample storage. The dining area opens onto a covered, heated deck with retractable screens, built-in BBQ, and sink, creating a seamless indoor/outdoor living experience. The beautifully landscaped backyard features a pergola, patio, gas/wood-burning fireplace with storage, a hot tub with privacy screen, and a secondary stone patio perfect for a firepit. A spacious home office with barn doors, a



mudroom with built-ins, and a stylish powder room complete the main level. Upstairs, the primary suite is a private retreat with a southwest-facing balcony offering stunning mountain views. The spa-inspired 5-piece ensuite includes a standalone tub, glass & tiled steam shower with dual shower heads and body sprays, dual vanities, and in-floor heating, plus a walk-in closet with extensive custom built-ins. Two additional large bedrooms each offer walk-in closets and ensuites, while a bonus room with a private balcony provides extra space to unwind. The laundry room conveniently connects to the primary closet. The fully finished lower level is designed for entertaining, featuring a recreation room with a wet bar, games area, and sit-up bar overlooking the theater area with surround sound speakers. A home gym, an additional bedroom with ensuite, and a powder room complete the space. In-floor slab heating ensures year-round comfort. Additional features include an oversized heated triple-car garage with epoxy flooring and quiet side-mount openers, painted ceilings, 8-ft solid core doors, dual-pane high-efficiency windows, and a home automation system for lighting and blinds. This home also boasts built-in speakers, air conditioning, and a 12-zone irrigation system. A perfect blend of modern luxury and thoughtful design, this exceptional home is a must-see! Don't miss this rare opportunity to own a one-of-a-kind home in Watermark. Don't miss your chance to make it yours, schedule your showing today!

Built in 2015

### **Essential Information**

MLS® #	A2205416
Price	\$3,200,000
Bedrooms	4

Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,351
Acres	0.53
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	434 Brookside Court
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

### Amenities

Amenities	Playground, Gazebo, Picnic Area
Parking Spaces	6
Parking	Garage Door Opener, Heated Garage, Concrete Driveway, Driveway, Enclosed, Front Drive, Insulated, Oversized, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Beamed Ceilings, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard, Lighting, Outdoor Grill
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	20
Zoning	R1
HOA Fees	230
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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.