

\$1,900,000 - 422 Brookside Court, Rural Rocky View County

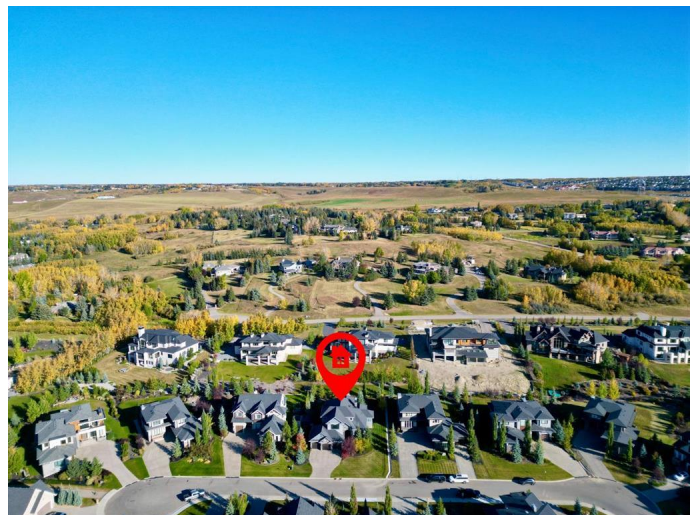
MLS® #A2261938

\$1,900,000

4 Bedroom, 5.00 Bathroom, 3,211 sqft
Residential on 0.36 Acres

Watermark, Rural Rocky View County, Alberta

Perfectly located on a quiet cul-de-sac in the prestigious community of Watermark, where luxury meets functionality in this beautifully designed estate property. This exceptional residence offers the perfect blend of comfort, elegance, and thoughtful upgrades throughout – including newer (2022) air conditioning units, Hunter-Douglas roller blinds, and an oversized triple car garage with plenty of space for vehicles, storage, and outdoor gear. Inside, the chef’s kitchen is a showstopper – equipped with a gas range stove, newer (2025) dishwasher, ceiling-height cabinetry, and an impressive granite island perfect for hosting and daily family life. A walk-through pantry offers added storage and convenience, connecting directly to the mudroom, with convenient additional fridge and freezer, and garage entry. Adjacent to the kitchen, the eating nook features custom built-ins and a wine fridge, making it a spacious and practical space for dining and hosting gatherings. The nook flows effortlessly onto the deck, providing a stunning indoor-outdoor connection. Stepping outside your eyes are drawn toward the warmth of the wood burning fireplace and the seamless transition to the outdoor oasis. The expansive back deck is an entertainer's dream, featuring a built-in BBQ and bar fridge, and cozy sitting area. There is a grassed yard with plenty of room for family activities or pets. A charming shed adds functionality to the



outdoor space. The living room is equally impressive with its vaulted ceilings, floor to ceiling windows, custom fireplace, and elegant mantle – all designed to frame breathtaking views of the landscaped yard and extend the main floor's open concept feel. The primary suite, located on the main level, features a spa-like 5-piece ensuite with dual vanities, a soaking tub, steam shower, and private water closet. The massive walk-in closet comes complete with custom built-ins, offering a boutique-style dressing experience. Also on the main level, you'll find a den/flex-room, convenient laundry room with shelving and storage and a 2pc powder room. Upstairs, a flex space offers versatile functionality – ideal for a home office, media room, or secondary family room. A generously sized bedroom upstairs with its own 4-piece ensuite makes it perfect for guests or family members. The fully developed basement extends the living space with a spacious family and games room, an ideal setup for movie nights or entertaining. There's a dedicated exercise room, a bedroom with a private 3-piece ensuite, an additional bedroom, and another 4-piece bathroom – all finished with the same quality and care found throughout the home. The lower level also features a generous storage area and additional flex room. From high-end finishes and functional design to serene outdoor living, this Watermark gem offers a lifestyle of comfort, luxury, and timeless appeal. Don't miss the opportunity to make this extraordinary home yours.

Built in 2015

Essential Information

MLS® #	A2261938
Price	\$1,900,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,211
Acres	0.36
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	422 Brookside Court
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

Amenities

Amenities	Other
Parking Spaces	7
Parking	Insulated, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Oven-Built-In
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Private, Rectangular Lot, Rolling Slope, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	8
Zoning	R1
HOA Fees	233
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.