

\$1,875,000 - 130 Hillside Terrace, Rural Rocky View County

MLS® #A2268785

\$1,875,000

5 Bedroom, 5.00 Bathroom, 3,358 sqft
Residential on 0.32 Acres

Watermark, Rural Rocky View County, Alberta

Watermark at Bearspaw - 130 Hillside Terrace:

Welcome to this fully developed estate property built by Prominent Homes in the coveted community of Watermark at Bearspaw. Located on a quiet street, this stunning home offers nearly 5,000 sqft of total living space with 5 bedrooms, 4.5 bathrooms, and a heated attached triple-car garage. The bright, open main floor features hardwood throughout and a spacious front entry. The gourmet central kitchen includes quartz countertops, a large island with seating for three, high-end JennAir stainless steel appliances - a gas cooktop, chimney hood fan, dual dishwashers, wall oven, microwave oven, and built-in refrigerator - plus a Silhouette beverage fridge. The separate spice kitchen offers additional prep space with built-in cabinets, a gas cooktop, and a hood fan. Designed for both everyday living and entertaining, the main floor has a generous breakfast nook with space for a large table, a great room with built-ins and a gas fireplace, and a front flex room with barn doors - ideal as an office or sitting room. A 2-pc powder room and well-organized mudroom with a bench, hooks, and plenty of storage complete the level. Upstairs, the southwest-facing primary suite features a large walk-in closet with custom built-ins and a luxurious 5-pc spa ensuite with heated floors, a tiled glass shower, a freestanding soaker tub, dual sinks,



and a private water closet. Three additional bedrooms, each with walk-in closets, including one with a private 4-pc ensuite - share the upper level. You will also find a central bonus room with skylight, a 5-pc main bath with double sinks, and a convenient laundry room with sink, folding counter, and linen storage. The fully developed lower level is perfect for hosting, offering a wet bar and island, dishwasher, and beverage fridge, plus a wine room, spacious family room with built-ins, recreation area, a 4-pc main bathroom, and a fifth bedroom with a walk-in closet. Additional features of this home include an alarm system, 2 A/C units, 2 furnaces, speakers throughout the home, solar panels, 220 in the garage for EV charging, and an underground sprinkler system. Relax on the front veranda while the kids play, or escape to the beautifully landscaped backyard with a covered deck. Watermark at Bearspaw is an award-winning luxury estate community featuring a central plaza with a pavilion, BBQs, fire pit, NBA-sized basketball court, outdoor kitchen, and more. Residents enjoy paved pathways winding through ponds, streams, and parkland. Ideally located just minutes from Calgary's city limits with quick access to Crowchild Trail, LRT/transit, schools, parks, recreation, and the mountains. This exceptional home is perfect for multi-generational or extended families. Call for more information!

Built in 2017

Essential Information

MLS® #	A2268785
Price	\$1,875,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	3,358
Acres	0.32
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	130 Hillside Terrace
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

Amenities

Amenities	Other, Park, Picnic Area, Playground
Parking Spaces	6
Parking	Front Drive, Garage Faces Front, Heated Garage, 220 Volt Wiring, Aggregate, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s), Wet Bar, Smart Home
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	8
Zoning	DC141
HOA Fees	213
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
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