

IDEAL FAMILY ESTATE



**200 PONDSIDE PLACE
RURAL ROCKY VIEW COUNTY, AB
COMMUNITY OF WATERMARK**

DEXTER/CO
LUXURY REAL ESTATE



PROPERTY SPECS

7 BD 6.5 BA 6,799.52 SF

- FIVE BEDROOMS ABOVE GRADE
- FOUR CAR GARAGE
- THEATRE ROOM
- RADIANT IN-FLOOR HEATING THROUGHOUT LOWER LEVEL
- SPICE KITCHEN

PROPERTY STATS

PROPERTY TYPE	2 STOREY
YEAR BUILT	2025
TOTAL DEVELOPED SF	6,799.52
ABOVE GRADE SF	4,704.58
LOT SIZE	0.28 ACRES

TIMELESS ARCHITECTURAL DETAILS

This modern transitional residence balances contemporary sophistication with enduring appeal. Clean lines meet classic gabled rooflines, creating a silhouette that feels both elegant and welcoming.

A harmonious palette of smooth light stucco, black wood panels, and stacked stone skirting grounds the home with warmth and texture, while black-framed windows and crisp trim emphasize architectural precision.

The façade is enhanced by a four-car garage with carriage-style detailing and transom windows, blending practicality with beauty. An exposed aggregate driveway elevates curb appeal while offering lasting durability.

At the entry, oversized double doors beneath a recessed portico extend a gracious welcome, while architectural sconces and recessed soffit lighting transform the home into a striking statement by night. The result is an exterior as captivating in daylight as it is glowing under evening skies.





YOU HAVE ARRIVED

As you step through the stately double doors, the dramatic double-height foyer greets you with soaring volume and abundant natural light, creating a memorable sense of arrival.

A warm brass chandelier glimmers above crisp white walls, while an open-riser staircase with natural oak treads and slender black spindles rises gracefully, offering architectural artistry.

Wide-plank oak hardwood flows through the foyer, dining, and great room, providing continuity and natural warmth.

With open sightlines extending from the entry through to the dining and great room, the home reveals itself gradually yet purposefully — drawing you into a lifestyle that is both luxurious and comfortably livable.





ELEGANT GREAT ROOM

At the heart of the home, the great room pairs scale with sophistication. A soaring double-height ceiling is illuminated by a striking designer chandelier, while a floor-to-ceiling fireplace wall clad in sleek tile becomes the focal point.

Custom built-ins with underlighting and inset niches provide both symmetry and opportunities for display. Oversized rear windows flood the space with natural light, framing outdoor views and enhancing openness.

Softly layered seating invites connection, blending comfort with elegance, while sightlines extend across the main floor and upward to the lofted hallway. The result is a showpiece for entertaining that remains warm and inviting for daily living.







A MODERN CHEFS KITCHEN

Designed for culinary pursuits and effortless entertaining, the open-concept kitchen flows seamlessly and will quickly become your family and friends favorite place to gather.

Two dramatic waterfall islands in book-matched quartz define the space — one for prep, the other for casual dining. Overhead, black-and-brass pendants serve as sculptural accents.

Natural oak and painted white cabinetry balance warmth and light, complemented by glass-front uppers with interior lighting. Integrated wine storage, a beverage fridge, and quartz stone slab backsplash further elevate the space.

The professional-grade Jenn-Air package anchors the design and features a six-burner dual oven gas range, dishwasher, microwave, and refrigerator, all in a stainless-steel finish. Thoughtful touches like a pot filler add functionality while a farmhouse sink beneath a large window welcomes natural light across the counters. Wide-plank oak flooring and layered lighting maintain both warmth and refinement.

A prep kitchen expands functionality with its own gas range, dishwasher, refrigerator, sink, full-height cabinetry, and bold geometric backsplash, ensuring you have an abundance of storage and cooking space.

This is more than a workspace — it is a modern showpiece where European-inspired design and professional performance meet.







FORMAL DINING ROOM

The dining room balances celebration with intimacy. A coffered ceiling with recessed lighting frames the space, while an arched entry adds understated grandeur.

Panel-molded walls create a timeless backdrop, enhanced by wide-plank hardwood underfoot. At the center, a sculptural chandelier in brushed gold casts a soft glow.

Three large South facing windows allow light to flood into the space and ceiling mounted speakers allow your favorite dinner music to fill the room and further enhance the ambiance.

The glass-enclosed wine display can hold over fifty bottles of your favorite wines, and the combination of up and down lighting turns every vintage into art.

The result is a setting equally suited for elegant dinner parties or relaxed family meals.





MAIN FLOOR

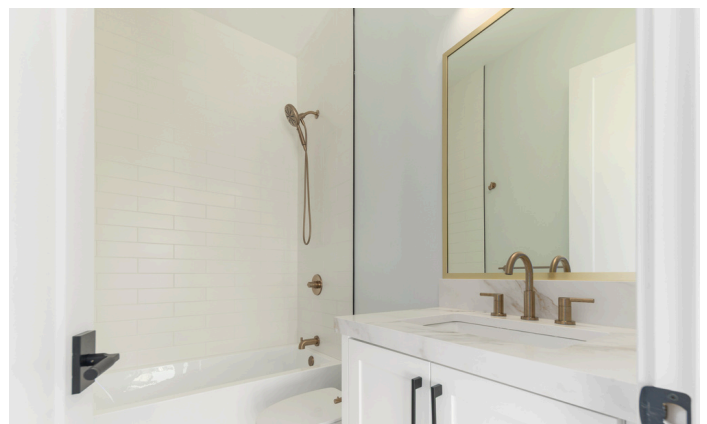
AUXILARY SPACES

The main floor adapts beautifully to everyday living. A bright guest suite features a spacious walk-in closet and ensuite with brushed-gold fixtures and a subway-tiled tub/shower combo. This is the ideal space for elder parents to stay when visiting.

A refined office behind French doors combines focus and style, highlighted by a bold blue feature wall and natural light coming in through large South facing windows.

The powder room becomes a jewel-box statement, with a dark vanity topped in veined stone, paired with brass fixtures, a curved mirror, and bold designer wallpaper.

In the mudroom, built-in lockers, shelving, and bench storage keep daily life organized. Durable tile flooring and natural wood accents maintain both function and refinement.







PRIMARY SUITE OASIS

Pass through large double doors into your primary suite blending elegance with spa-level comfort.

Soft neutral carpet, subtle panel detailing, and a sculptural designer chandelier create a serene retreat.

Large windows flood the room with natural light, while the large layout allows for layered furnishings and additional space for your own private seating area.

A boutique-style walk-in closet with custom cabinetry, integrated lighting, and brass hardware transforms storage into a curated experience and is cleverly hidden behind seamless paneling.

The ensuite redefines luxury with dual vanities in rich navy, black stone counters veined in gold, and brass fixtures. A freestanding ribbed soaking tub and oversized glass-enclosed shower with rainfall heads and body jets provide spa-caliber indulgence.











ADDITIONAL UPPER-LEVEL BEDROOMS

Three additional bedrooms feature large windows, plush carpeting, and modern light fixtures with brass accents.

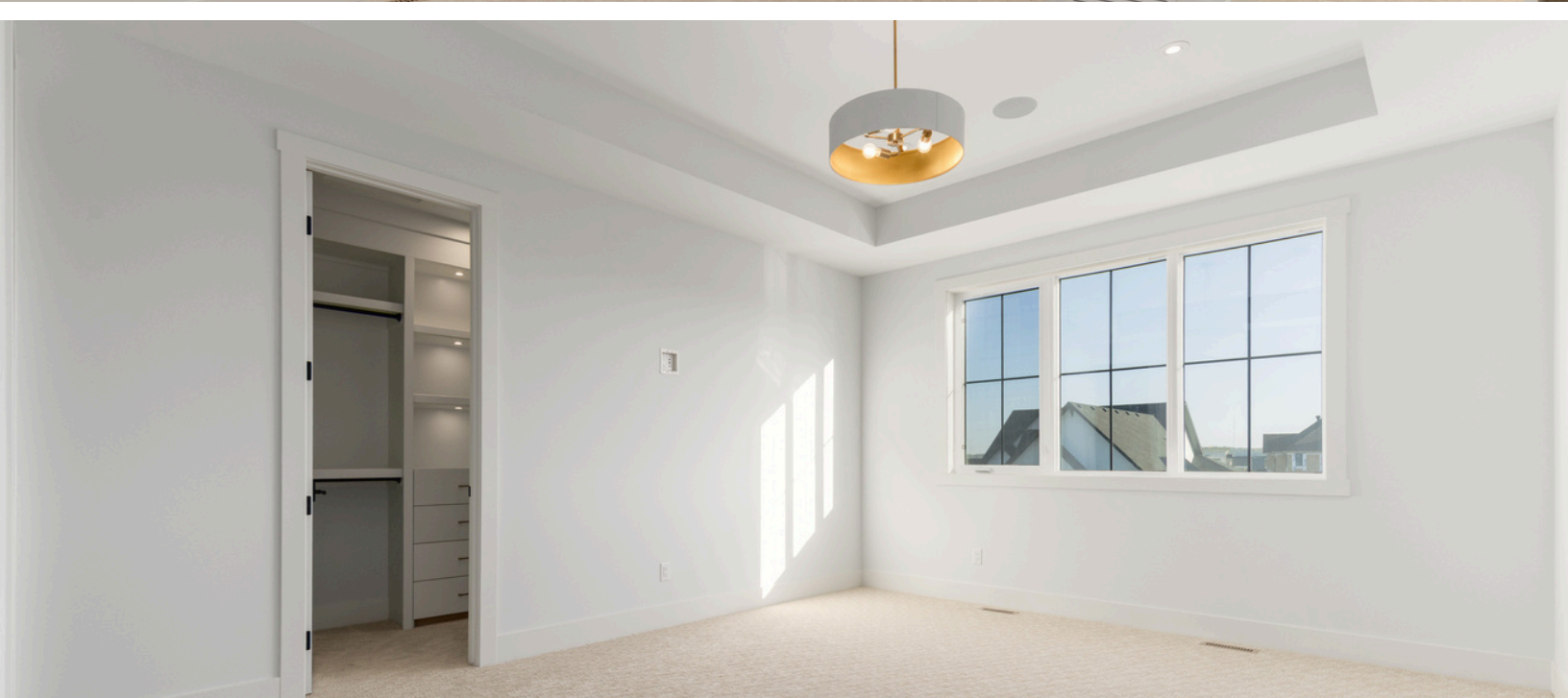
Each offers a boutique-style walk-in closet and private ensuite with quartz vanities, polished tile, and sleek frameless mirrors.

Together, they provide comfort, style, and independence for family or guests.









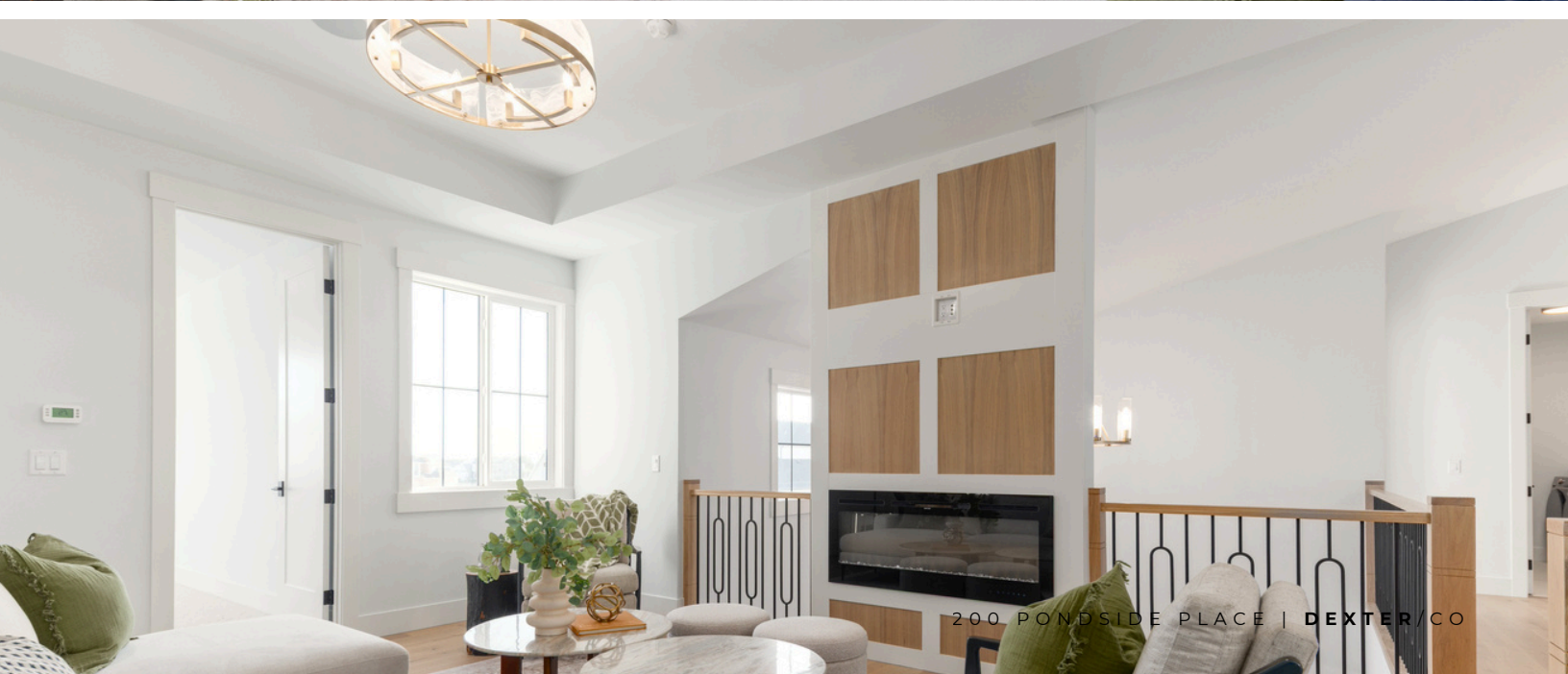
UPPER-LEVEL AUXILIARY SPACES

A versatile flex/media space is finished in soft tones with wide-plank oak flooring and a feature wall framing a sleek linear fireplace.

Open balusters and a tray ceiling add architectural depth and designer light centers the space. This is the ideal space to catch one more episode of your favorite show before heading across the hall to bed.

The laundry room combines efficiency with luxury, offering custom cabinetry, quartz surfaces, integrated appliances, and layered lighting for a polished finish.







LOWER-LEVEL ENTERTAINING &

The expansive rec room is designed for gatherings, with bright flooring, modern lighting, and ample space for games and relaxation.

A stylish bar pairs wood-paneled lower cabinetry and glass paneled upper cabinetry with matte black quartz, complemented by a bold secondary island with veined stone, a waterfall edge, and custom wine storage. Additional functional items include a beverage fridge, wine fridge, and sink.

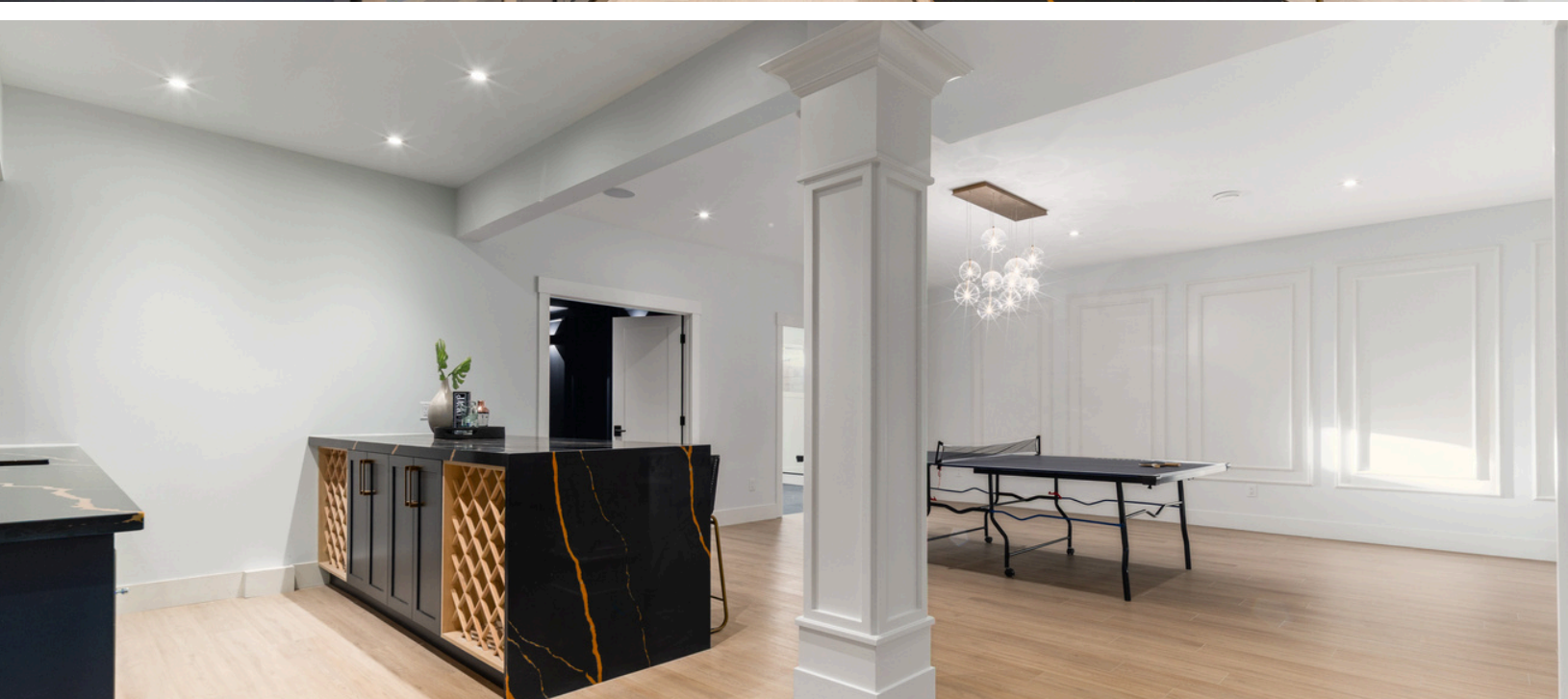
The fitness room features durable rubber flooring, a floor to ceiling mirrored wall, and glass double doors for a professional studio feel. The large window allows light to flood into the room giving your workout space a warm and bright feel and built speakers allow you to play your favourite workout tunes.

For cinematic experiences, the theater offers deep navy walls, plush patterned carpeting, and layered lighting, creating an immersive retreat. Built in ceiling speakers and additional electrical connection points allow you to customize your surround sound experience and create a cinema viewing experience within your own home.











LOWER LEVEL BEDROOMS

Two additional comfortable bedrooms feature neutral walls, textured carpet, brass-accent lighting, and natural light from large egress windows.

Walk-in closets with custom systems provide ample hanging and shelf storage.

The shared bath pairs a white shaker vanity with a bold black quartz counter veined in gold, accented by brass fixtures and a frameless glass shower set in soft porcelain tile.

Whether old kids want to move down stairs or guests need a place to lay their head, these rooms will ensure they do so in comfort.





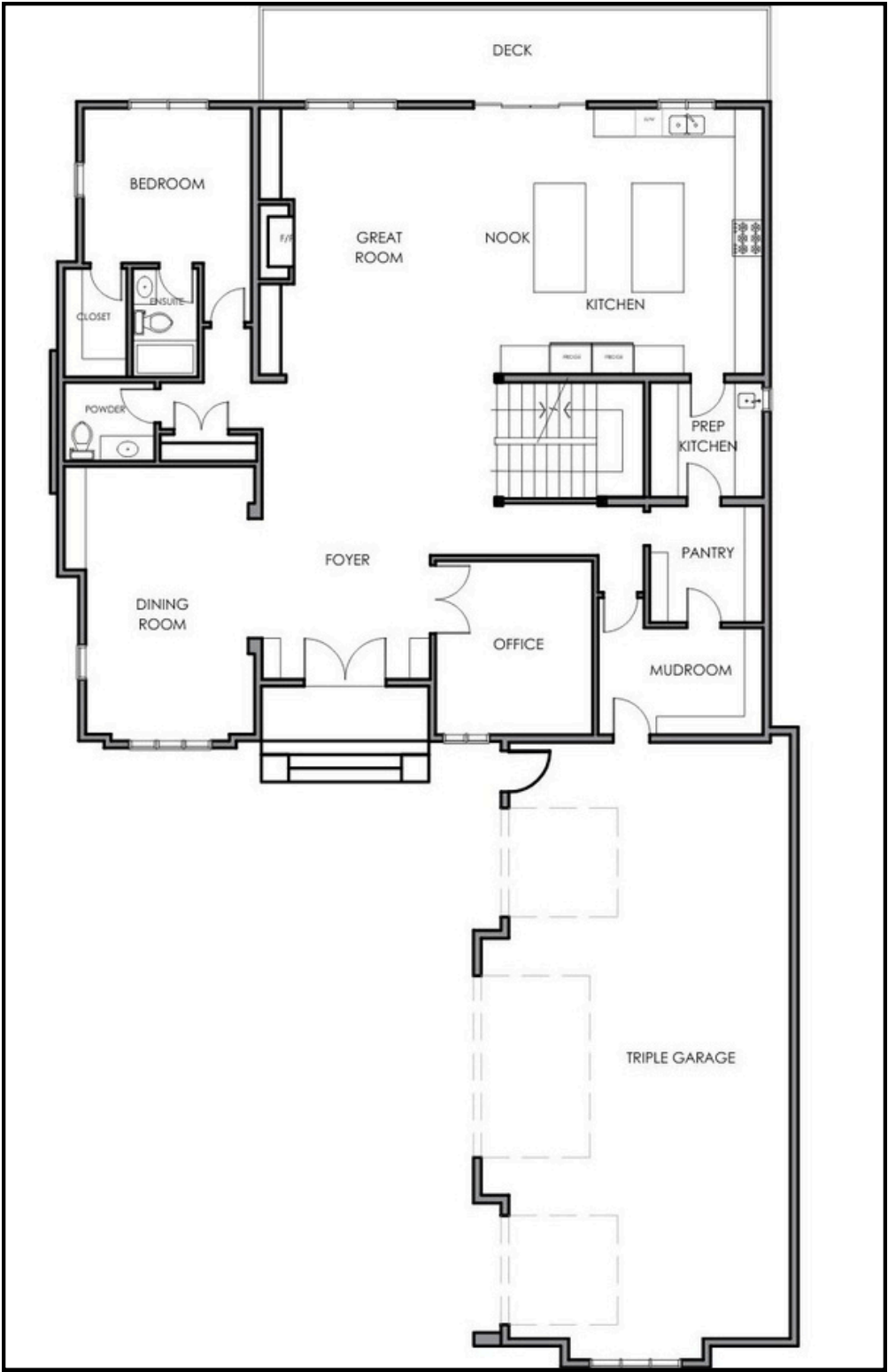


ADDITIONAL HOME SPECS

- Electric in-floor heating in primary ensuite
- Radiant in-floor heating throughout the lower level
- Speaker zones throughout the entire home
- A/C roughed in
- Gas heating roughed in for garage
- Smart home system roughed in
- Two high efficiency furnaces
- Gas line for BBQ on the back deck



MAIN-LEVEL FLOORPLAN



2,380.29 SF

UPPER-LEVEL FLOORPLAN



2,324.29 SF

LOWER-LEVEL FLOORPLAN



2,094.94 SF



COMMUNITY OF WATERMARK



Tucked along Calgary's northwest edge, just beyond Tuscany, lies a community that balances estate living with everyday convenience: Watermark at Bearspaw. This award-winning enclave is more than a neighborhood — it's a lifestyle, designed for families who want room to grow, space to breathe, & easy access to everything the city has to offer.

Step into Watermark & you're welcomed by meandering ponds, cascading streams, & thoughtfully landscaped parklands. Over 46 acres of green space & more than 5 kilometres of paved pathways invite morning runs, after-school bike rides, & evening strolls with the family dog.

At the heart of it all is the Central Plaza — a true gathering place featuring an outdoor kitchen, fire pit, barbecues, & wide-open lawns perfect for pick-up soccer games or summer community events. Playgrounds, an NBA-sized basketball court, & open recreational areas make it easy for kids (& parents) to stay active.

Though set apart in peaceful Bearspaw, Watermark is just steps from Tuscany, one of northwest Calgary's most established communities. That means quick access to shopping, dining, services, & family-friendly amenities without sacrificing the tranquility of larger estate lots and quiet streets.

When it comes to the commute, Watermark offers the kind of balance families dream of: 20 minutes to downtown Calgary via Crowchild Trail, & just as close to the airport via Stoney Trail. When adventure calls, the Rocky Mountains are less than an hour's drive.

For golf enthusiasts, Watermark's location is unmatched. The community borders the Lynx Ridge Golf Club, a championship course known for its scenic fairways and welcoming atmosphere. Just minutes away, the newly redeveloped Bearspaw Golf Club offers another premier option with top-tier facilities. Families can enjoy lessons, junior programs, & weekend rounds — a lifestyle perk that keeps everyone active & outdoors.



Families in Watermark benefit from strong schools & convenient access. Bearspaw School (K-8) serves as the local elementary, with Cochrane High School for grades 9-12. School buses pick up right within the community, making mornings seamless. For those seeking alternatives, French immersion, Catholic, & private programs are all within easy reach in Calgary's NW & SW regions.



What sets Watermark apart isn't just its amenities — it's the lifestyle it enables. Here, families spread out on generous quarter- to one-acre lots, giving children room to play & parents the privacy they crave. The community's design encourages connection, from block-party barbecues to impromptu games on the plaza. With Tuscany next door, golf courses around the corner, & downtown just minutes away, it's a place that truly has it all.



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