

232 WATERSIDE COURT


Watermark
AT BEARSPAW



—THE
McKELVIE
—GROUP.com

real
Real Broker



403.247.9988
info@themckelviigroup.com
www.themckelviigroup.com

232 WATERSIDE COURT - WATERMARK -

Welcome to this beautiful home, where elegance and practicality perfectly blend to accommodate a busy family lifestyle. As you step into the vaulted foyer, you'll immediately notice the ample space, ideal for welcoming guests, and the extensive use of white oak luxury vinyl plank flooring, which adds both beauty and practicality. Just off the entryway, you'll find a den/office featuring a dual desk set-up, making it perfect for parents who occasionally or permanently work from home. As you continue through the home, you'll enter the cozy family room, where a stunning stone-faced fireplace and built-ins create a warm and inviting atmosphere for gatherings or relaxation. The heart of the home – the kitchen – is truly a chef's dream. With not one, but two large islands, top-of-the-line stainless steel appliances, including a Subzero fridge, Wolf ovens, and a 6-burner gas range, and a high-end Vent-a-Hood for ultimate ventilation, you'll love spending time in this space. Don't miss the hidden butler's pantry, complete with a full freezer and tons of storage. Adjoining the kitchen and family room is a multi-season porch, featuring overhead heating, a fireplace, and an all-season BBQ. Open up the accordion doors for seamless indoor-outdoor entertainment. The formal dining room could easily double as a home office, with a separate entrance for clients through the portico. Busy families will appreciate the practical mudroom, complete with a chalkboard wall, ample storage, and access to the double garage, which offers even more storage space. On the other side of the house, you'll find an additional single garage. On the second floor, a bonus room provides a fantastic spot for family and friends to gather and unwind. Two well-appointed secondary bedrooms, each with their own ensuite bathrooms and walk-in closets, provide privacy and convenience. The large laundry room, complete with a sink, ample cabinet storage, and generous counter space, connects directly to the primary suite's walk-in closet for added convenience. The primary suite is truly a personal sanctuary, featuring a luxurious ensuite with a vessel soaking tub and attached TV, a massive steam shower, and dual sinks for streamlined routines. Experience a spa-like atmosphere without ever leaving home. In the basement, you'll find a workout room with eco-friendly cork flooring and mirrored walls, a theatre room perfect for movie nights, and a cozy rec room with a second fireplace, built-in shelves, and a rough-in for a future wet bar. The basement also includes a bathroom with heated flooring and direct access to a fourth bedroom, ensuring every bedroom in the house has its own private bathroom. Situated on a quiet cul-de-sac, this home boasts a large yard with plenty of room for kids to play, including a fantastic play structure. Just a short walk away, Watermark Central Plaza offers a place to meet with friends and neighbors, play basketball, explore the playground, or stroll along the picturesque pathways!

232 Waterside Court Rural Rocky View County, AB T3L0C9

Residential

Active

A2035334



W: 5 R: 2 T: 25 S: 18 Q: SE **DOM:** 0

PD:

LP: \$1,799,900.00

OP: \$1,799,900.00

Class: Detached

City: Rural Rocky View County

County: Rocky View County

Subdivision: Watermark

Type: House

Ttl Beds: 4

Levels: Two

F/H Bth: 4/1

Year Built: 2012

RMS SQFT: 3,529.97

LINC#: 0035155739

LP/SF: \$509.89

Arch Style: 2 Storey

Suite: No

Possession: 90 Days / Neg

Lot Dim:

Lot Size: 0.29 Ac

Front Length: 27.10M 88' 11"

Lot Depth: 45.31 M 148.66'

Legal Pln: 1210765 **Blk:** 2

Lot: 19 **Condo:** No

Zoning: R-1

Tax Amt/Yr: \$7,591.00/2022

Title to Lnd: Fee Simple

Loc Imp Amt:

Disclosures: No Disclosure

Front Exp: NE

Restrict: Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way

Rooms & Measurements

	2P	3P	4P	5P	6P					
Baths:	1	0	2	0	0	Bed Abv: 3	Main: 154.23	Mtr2	1,660.14	SqFt
EnSt Bth:	0	0	1	0	1	Rms Abv: 9	Upper: 174	Mtr2	1,870	SqFt
							Blw Grade: 106	Mtr2	1,137	SqFt
Garage Dims (L x W):	22' 9" x 33' 6"						Total AG: 327.94	Mtr2	3,529.97	SqFt

Property Information

Basement:	Finished, Full	Lndry Feat:	Laundry Room, Upper Level
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Stone, Stucco, Wood Frame	Fireplaces:	3/Family Room, Gas, Other, Recreation Room
Foundation:	Poured Concrete	Flooring:	Cork, Tile, Vinyl Plank
Exterior Feat:	Outdoor Grill	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck, Enclosed, Patio, Screened
Reports:	RMS Supplements, Title		
Parking:	Oversized, See Remarks, Triple Garage Attached	Total:	6

Features: Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Comm Feature: Park, Playground

Lot Features: Cul-De-Sac, Landscaped

HOA: \$214.00/Monthly

HOA Include: Amenities w/HOA, Common Area Maintenance

Goods Include: upright freezer, garage storage, play structure in the backyard, projector, screen, beverage fridge, outdoor tv, interior tv, patio heater, alarm equipment

Appliances: Central Air Conditioner, Dryer, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer, Window Coverings

Other Equip: Garage Door Opener

Goods Exclude: shelving in single garage, measuring board in hallway

Assoc Amen: Gazebo, Other, Playground

Rural

Water Supply:	Sewer/Septic:	Total Acres:	0.29
Water GPM:	Well Depth:	Nearest Town:	Calgary

Rooms

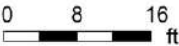
<u>Type</u>	<u>Level</u>	<u>Dimensions</u>		<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	
2pc Bathroom	Main	5`11" x 5`11"	1.80M x 1.80M	Dining	Main	10`4" x 13`11"	3.15M x 4.24M
Kitchen	Main	21`11" x 19`6"	6.68M x 5.94M	Living	Main	16`0" x 16`6"	4.88M x 5.03M
Mud Rm	Main	10`1" x 9`5"	3.07M x 2.87M	Office	Main	12`0" x 9`10"	3.66M x 3.00M
Sun/Solar	Main	21`11" x 15`11"	6.68M x 4.85M	4pc Bathroom	Upper	9`10" x 5`11"	3.00M x 1.80M
4pc Ensuite bath	Upper	9`8" x 7`1"	2.95M x 2.16M	6pc Ensuite bath	Upper	11`5" x 16`5"	3.48M x 5.00M
Bedrm	Upper	12`3" x 14`7"	3.73M x 4.44M	Bedrm	Upper	12`3" x 11`9"	3.73M x 3.58M
Bonus	Upper	14`10" x 14`9"	4.52M x 4.50M	Laundry	Upper	10`5" x 10`4"	3.18M x 3.15M
Primary Bed	Upper	14`11" x 13`10"	4.55M x 4.22M	4pc Bathroom	BSMT	4`11" x 14`11"	1.50M x 4.55M
Bedrm	BSMT	10`10" x 14`11"	3.30M x 4.55M	Exercise	BSMT	12`10" x 10`4"	3.91M x 3.15M
Game	BSMT	19`6" x 15`8"	5.94M x 4.78M	Media	BSMT	12`4" x 19`2"	3.76M x 5.84M

232 Waterside Ct, Calgary, AB

Main Building: Total Exterior Area 4725.57 sq ft



Main Floor
Exterior Area 1660.14 sq ft



2nd Floor
Exterior Area 1869.84 sq ft



Basement (Below Grade)
Exterior Area 1195.60 sq ft



PREPARED: 2023/03/22

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

232 Waterside Ct, Calgary, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc Bath: 5'11" x 5'11" | 35 sq ft
Dining: 10'4" x 13'11" | 143 sq ft
Garage: 11'6" x 23'4" | 269 sq ft
Garage: 22'9" x 33'6" | 627 sq ft
Kitchen: 21'11" x 19'6" | 420 sq ft
Living: 16' x 16'6" | 263 sq ft
Mudroom: 10'1" x 9'5" | 91 sq ft
Office: 12' x 9'10" | 118 sq ft
Sun Room: 21'11" x 15'11" | 343 sq ft

2ND FLOOR

4pc Bath: 9'10" x 5'11" | 51 sq ft
4pc Ensuite: 9'8" x 7'1" | 67 sq ft
6pc Ensuite: 11'5" x 16'5" | 185 sq ft
Bedroom: 12'3" x 14'7" | 173 sq ft
Bedroom: 12'3" x 11'9" | 144 sq ft
Bonus: 14'10" x 14'9" | 218 sq ft
Laundry: 10'5" x 10'4" | 99 sq ft
Primary: 14'11" x 13'10" | 206 sq ft

BASEMENT

4pc Bath: 4'11" x 14'11" | 72 sq ft
Bedroom: 10'10" x 14'11" | 145 sq ft
Fitness: 12'10" x 10'4" | 133 sq ft
Rec Room: 19'6" x 15'8" | 305 sq ft
Theater: 12'4" x 19'2" | 237 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1534.31 sq ft
Excluded Area: 1327.67 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1660.14 sq ft

2ND FLOOR

Interior Area: 1743.42 sq ft
Excluded Area: 51.46 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1869.84 sq ft

BASEMENT (Below Grade)

Interior Area: 1099.15 sq ft
Excluded Area: 290.02 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1195.60 sq ft
Finished Area: 1137.01 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 3277.72 sq ft
Excluded Area: 1379.13 sq ft
Exterior Area: 3529.97 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 4376.87 sq ft





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Trinity





























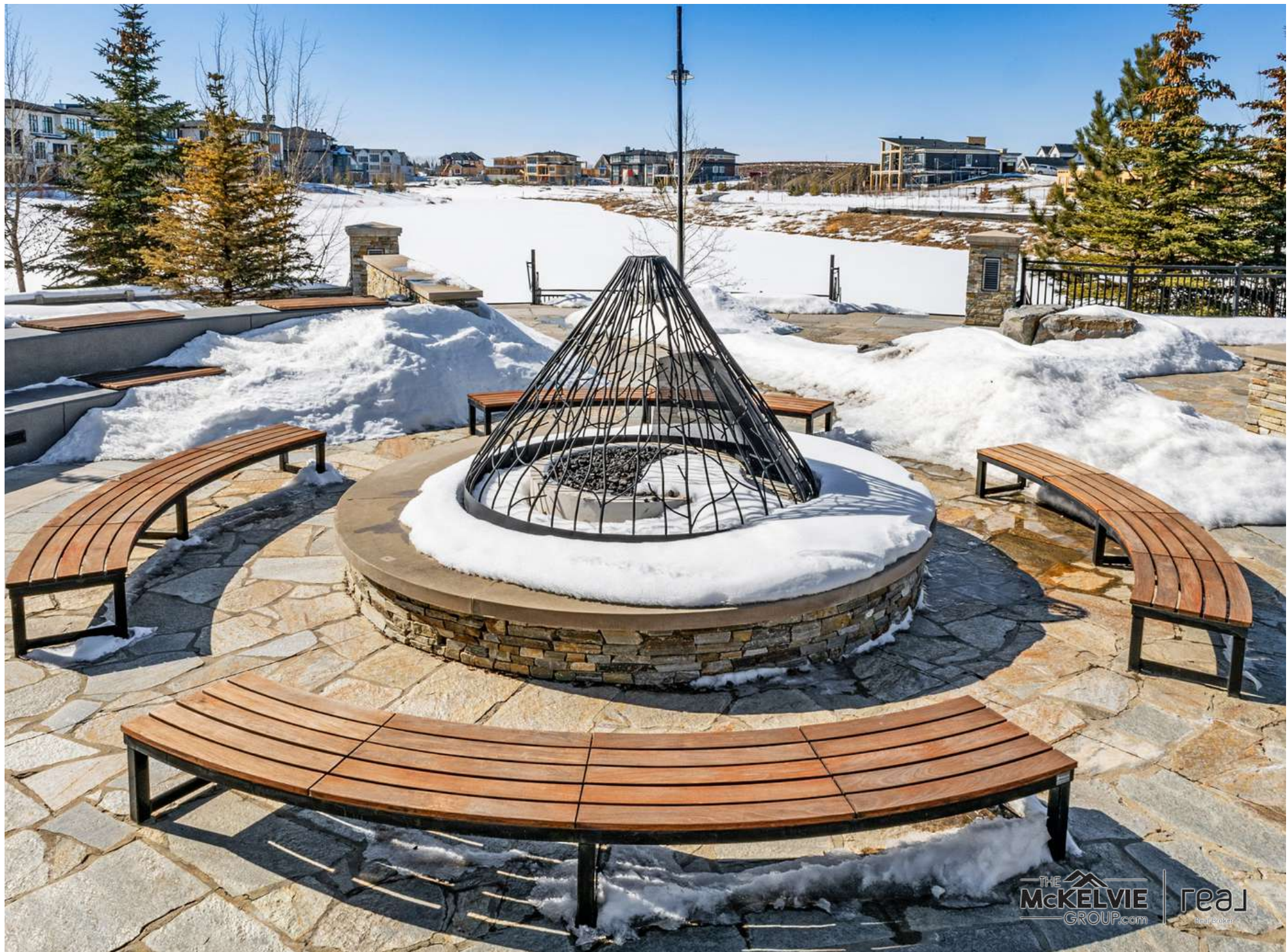




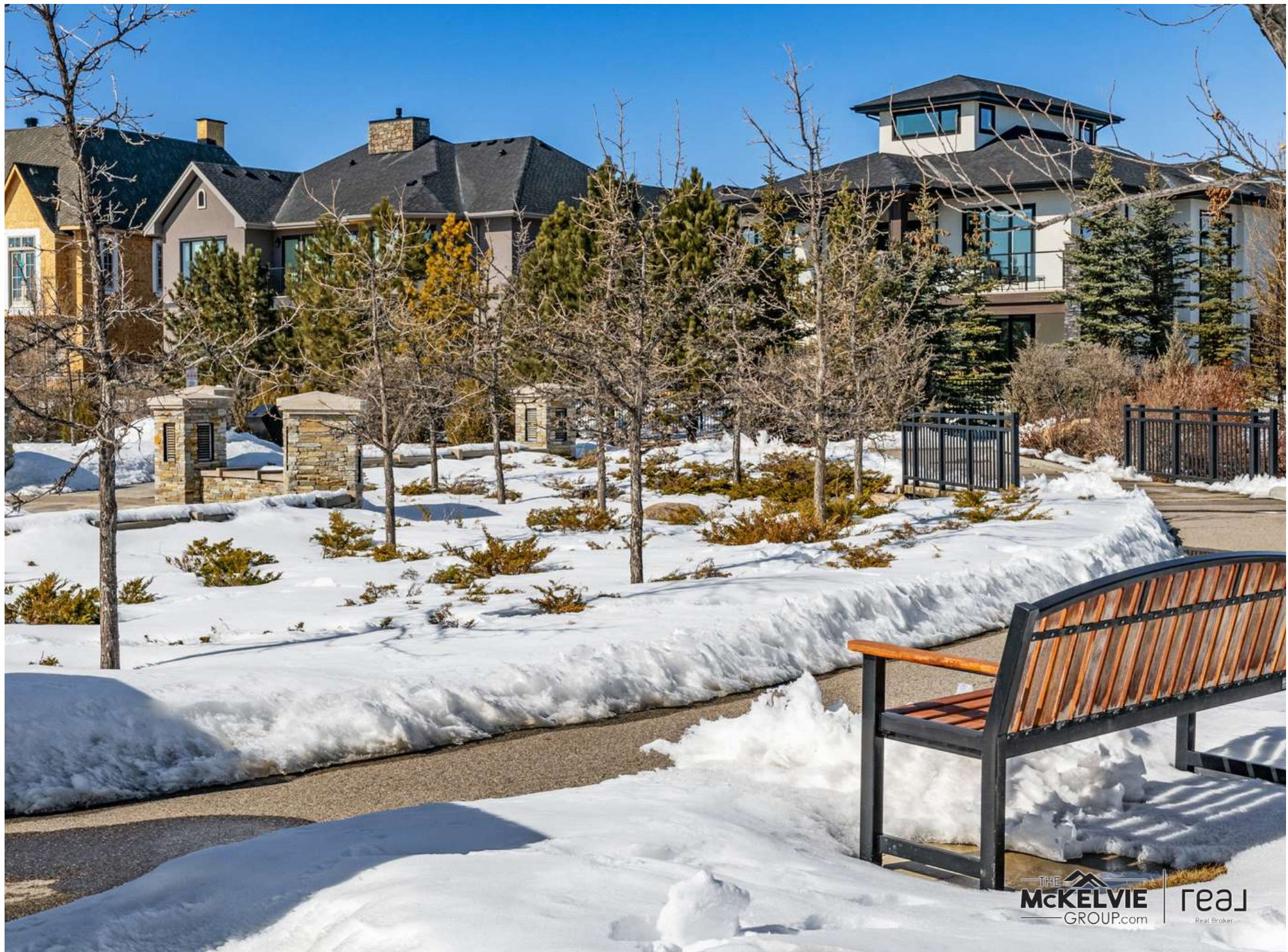














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WATERMARK AT BEARSPAW



COMMUNITY AMENITIES

An executive community with unsurpassed amenities and surrounded by Rocky Mountain views. Urban density gives way to spacious homesites and a more relaxed pace of living.



WATER FEATURES Enjoy the tranquil sounds and natural ambiance of running water from a network of cascading ponds and streams found throughout the community.

WATERMARK AT BEARSPAW

CENTRAL PLAZA

The social hub of Watermark is the central plaza, featuring a large pavilion with outdoor kitchen, fire pit, barbeques, and a grass field for sports and events.



WATERMARK AT BEARSPAW

TRAILS & PATHWAYS

Over 5 km of paved, beautifully landscaped walking and bicycling trails connect to Glenbow Ranch Provincial Park and its 3,300 acres of parkland.



PARKS & PLAY AREAS

Watermark has three community playgrounds.

BASKETBALL COURT

NBA-sized basketball court.



WATERMARK AT BEARSPAW

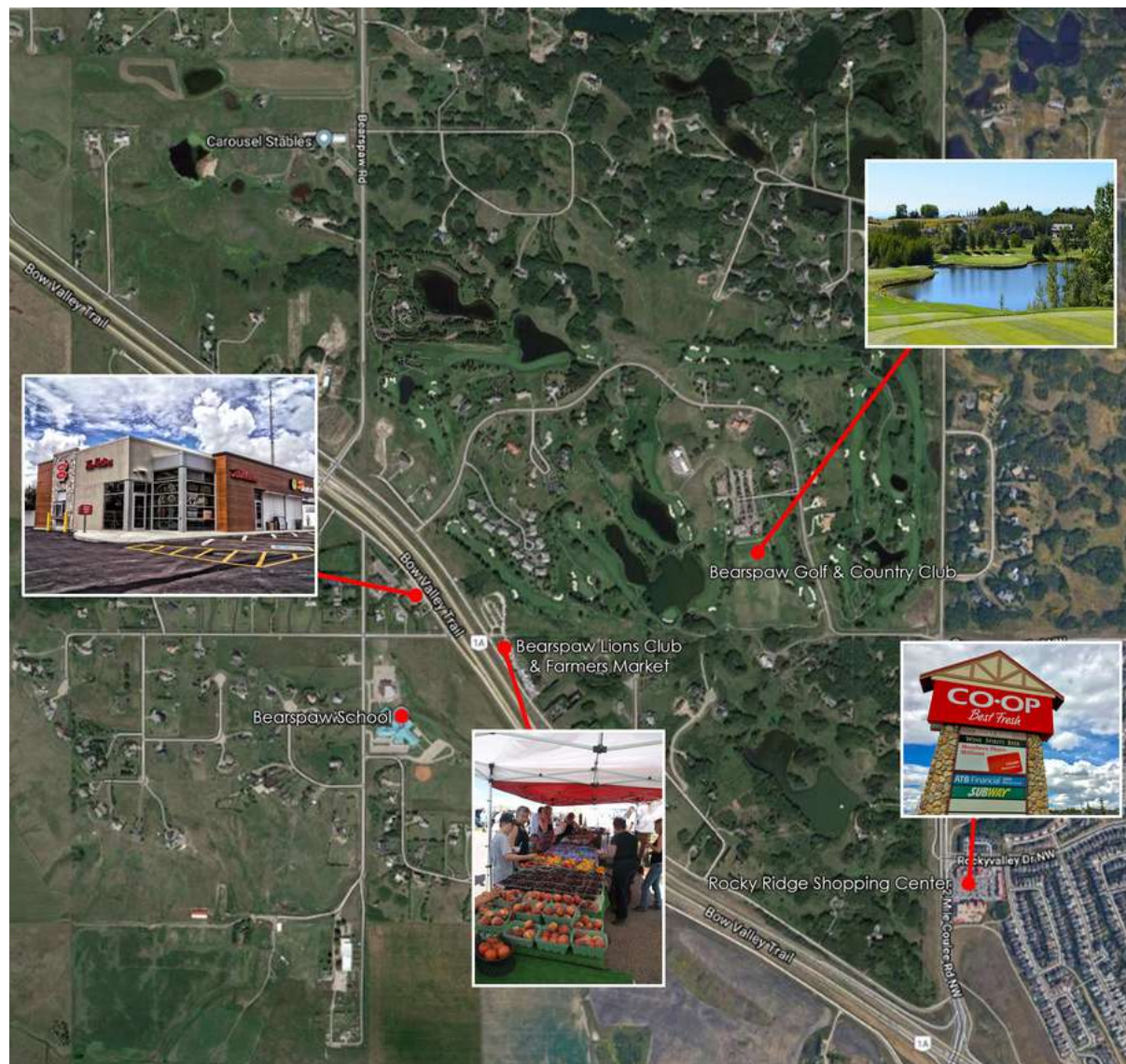
SHOPPING

Local Shopping - Close to many amenities including the Bearspaw Golf & Country Club, the Bearspaw Lions Club Farmers Market, and the new Bearspaw Tim Hortons, and gas bar with a mini mart and Cold Stone Creamery.

A short drive to local shopping in Rocky Ridge that includes the Co-op Grocery store and gas station, a bank, Subway, vets and more.

Only a 6 minute drive to local shops in Tuscany that has a Sobeys grocery store, gas station convenience store, a pub, restaurants, medical services & vets, hair salon, liquor store, Starbucks coffee and more.

There is also local shopping in Rocky Ridge (6 minute Drive) that includes the Coop Grocery store, gas station, a bank, vets & more.



WATERMARK AT BEARSPAW



SHOPPING

Crowfoot Crossing - Only a 9 minute drive to grocery stores, medical offices, restaurants, Ciniplex & coffee shops.

Downtown Calgary - Only a 25 minute drive or park at the Tuscany LRT station and take the #201 C -TRAIN right to City Hall.

Bearspaw Farmers Market

25240 Nagway Road

Starts the 1st Sunday in June - End of September

<http://bearspawlions.com/farmersmarket/>

Market Mall -

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

Cross Iron Mills Mall

261055 CrossIron Blvd. Rocky View

(403) 984-6800

<https://www.crossironmills.com/>

GROCERY STORES

Rocky Ridge Co-op - 11595 Rockyvalley Dr NW

Sobeys - 11300 Tuscany Boulevard NW

Safeway - 99 Crowfoot Crescent NW

RC Superstore - 5251 Country Hills Blvd NW

LIBRARIES

LIBRARY Crowfoot Library

8665 Nose Hill Dr NW

Phone: 403-260-2600

<https://calgarylibrary.ca/>



TRANSIT

Tuscany C-Train station - From there you can catch the #210 Redline that goes downtown.

<http://www.calgarytransit.com/schedules-maps>

WATERMARK AT BEARSPAW

RECREATION

Bearspaw Recreation Center

253220 Bearspaw Road

(403) 239-1502

<http://www.bearspawlc.org/home>



Bearspaw Lions Club

25240 Nagway Road

403-239-0201

<http://bearspawlions.com/>



Shane Homes YMCA at Rocky Ridge

11300 Rocky Ridge Rd NW

(403) 351-6673

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>



Bearspaw Golf Club -

61 Hamilton Dr. (403) 239-8474

<http://www.golfbearspaw.com/>

Lynx Ridge Golf Club

8 Lynx Ridge Blvd. NW Calgary

403.547.5969

<https://lynxridge.com/>

Melcor YMCA (Crowfoot)

8100 John Laurie Blvd NW

Phone: 403-547-6576

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>



WATERMARK AT BEARSPAW



Canada Olympic Park / Winsport

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW . 403-247-5452 ext. 4

<https://www.winsport.ca/>

PARKS

The Bearspaw Loop is accessible from RGE RD 30 and is a natural municipal reserve area with a designated pathway for walking. Interpretive signage highlights the natural habitat of the area.

12 Mile Coulee is located in northwest Calgary at Tuscany BV NW, and Stoney Trail NW. The Coulee is a 190 hectare natural area park with two off-leash areas and numerous hiking trails.

Big Hill Springs Provincial Park has natural regions of parkland, foothills, a large spring and a series of waterfalls providing for a beautiful backdrop for a peaceful walk. The park is located northeast of Cochrane on Range Road 34A off Highway 567.

Glenbow Ranch Provincial Park is located along the north shore of the Bow River between Calgary and Cochrane. The park consists of more the 1,300 hectares of foothills parkland.

WATERMARK AT BEARSPAW

PARKS



BOWNESS PARK

(Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, Teahouse restaurant, Bow River access)

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>

NOSEHILL PARK - 5620 14 ST NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km². It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. Created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



WATERMARK AT BEARSPAW

SERVICES

FOR ALL EMERGENCIES CALL 911

FIRE STATION

Bearspaw is serviced by Fire Station 103
31211 Lochend Place, Rocky View County

Bearspaw is serviced by Bearspaw Fire Station 103
which is a full-time station providing fire coverage for
the northwest area of the County.

Fire Emergencies: Call 911

Permits: Call 403.230.1401

Fire Ban Status: Call 403.520.6310

RCMP

Responsible for keeping the peace, preventing
crimes and investigating crimes already committed.

RCMP COCHRANE

Detachment Emergencies: Call 911

Complaints: 403.932.2211

Administrative: 403.851.8000

HOSPITALS

COCHRANE COMMUNITY HEALTH CENTRE
60 Grande Blvd, Cochrane
OPEN 8am to 10pm 7 days a week
403-851-6000

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)
1403 29 St NW, Calgary
403-944-1110

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)
2888 Shaganappi Trail NW, Calgary
403-955-8818

ROCKYVIEW GENERAL HOSPITAL
(24 hour Emergency)
7007 14 St SW
(403) 943-3000

WATERMARK AT BEARSPAW

WALK-IN CLINICS

PINNACLE MEDICAL CENTRES CROWFOOT

Walk-in & Appointment

31 Crowfoot Way NW . (587) 774-8698

<http://www.pinnaclemedicalcentres.com/>

ROCKFORD MEDICAL CLINIC | FAMILY DOCTORS

500 Royal Oak Dr NW #232

403-910-1981

<https://www.rockfordmd.ca/>

MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC

8730 Country Hills Blvd NW #250

403-262-7787

<https://www.medicareclinic.org/>

TUSCANY HEALTH CARE CLINIC

11300 Tuscany Blvd NW

(403) 208-5440

VETS



VCA CANADA CROWFOOT ANIMAL HOSPITAL

150 Crowfoot Crescent NW #211
(403) 241-8944

<https://vcacanada.com/crowfoot/>

ROCKY RIDGE PET HOSPITAL

11595 Rockyvalley Dr NW

Unit 2010

403-984-4143

<http://www.rockyridgevet.com/>

ROYAL VETERINARY HOSPITAL

108-500 Royal Oak Dr NW

403-452-9444

<https://royalvethospital.com/>

DENTISTS

ROCKY RIDGE DENTAL

11595 Rockyvalley Dr NW

403-244-2273

<https://www.rockyridgedental.com/>

ROYAL OAK FAMILY DENTISTRY

500 Royal Oak Dr NW, Calgary

403-374-6161

<https://www.familydentistrycalgary.ca/>

PHYSIO + MASSAGE

HEALTH LAND

WELLNESS CENTRE

500 Royal Oak Dr NW #216

403-454-8892

<http://www.healthlandwellness.ca/>

WATERMARK AT BEARSPAW

SCHOOLS

BEARSPAW SCHOOL (K-8)

253210 Bearspaw Road

Phone: 403-239-9607

<http://www.rockyview.ab.ca/registration/bearspaw>

COCHRANE HIGH SCHOOL (9-12)

529 - 4th Ave. N. Cochrane

Phone: 403-945-4125

<http://cochrane.rockyview.ab.ca/>



ROCKYVIEW COUNTY SCHOOL INFORMATION

<https://www.rockyview.ca/LivinginRockyView/Amenities/Schools.aspx>

BEARSPAW CHRISTIAN SCHOOL

15001 - 69 Street NW Calgary, AB

Phone: 403-295-2566

<https://bearspawschool.com/>

PRIVATE SCHOOLS:

Webber Academy <http://www.webberacademy.ca/>

Mountain View Academy <http://mountainviewacademy.ca/>

Calgary Waldorf School www.calgarywaldorf.org

Renert School www.renertschool.ca

