



Sukhu
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**200 Pondside Place
Rural Rocky View County, Alberta**

MLS # A2278665

\$2,849,999



Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,705 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	6 full / 1 half
Garage:	Heated Garage, Quad or More Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Combination, In Floor, Fireplace(s), Forced Air, Radiant	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Spice kitchen gas range, dishwasher, & refrigerator. Lower level beverage fridge & wine fridge.		

OPEN HOUSE SATURDAY FEBRUARY 7TH 12:00PM-2:00PM. Discover the epitome of luxury living at 200 Pondside Place, an extraordinary 7-bedroom, 6.5-bath estate in the prestigious community of Watermark at Bearspaw. Designed with families in mind, this home combines architectural elegance with modern functionality across nearly 6,800 sq ft of developed space. A striking facade of smooth stucco, black wood accents, and stone detailing sets the tone, while a four-car garage and exposed aggregate driveway provide both practicality and curb appeal. Inside, soaring ceilings, wide-plank oak floors, and expansive windows create a light-filled atmosphere that is as welcoming as it is refined. The gourmet chef's kitchen is a true showpiece, featuring dual waterfall quartz islands, professional-grade Jenn-Air appliances, integrated wine storage, and a fully equipped spice/prep kitchen. The adjoining great room showcases a soaring fireplace wall and custom built-ins, perfect for both family gatherings and elegant entertaining. Formal dining is elevated with a glass-enclosed wine display and coffered ceiling, while a private main-floor office, guest suite, and stylish powder room add everyday convenience. Upstairs, the primary suite is a serene retreat with a boutique-style walk-in closet, spa-inspired ensuite with soaking tub and rainfall shower, and space for private lounging. Three additional bedrooms each feature their own ensuite and walk-in closet, while a flex loft/media space and a fully outfitted laundry room complete the level. The lower level is designed for recreation and relaxation, offering a spacious rec room with wet bar, fitness studio, plush theater room, and two additional bedrooms. Radiant in-floor heating throughout the lower level ensures year-round comfort. Set on a beautifully landscaped 0.28-acre lot, this home includes speaker

zones, central vac, gas BBQ hookup, gas garage heater and smart-home rough-ins for modern living. Beyond the property, Watermark is one of Calgary's most sought-after family communities, renowned for its strong sense of community, scenic pathways, and access to top schools and amenities. With nearby shopping, dining, recreation centers, and a quick drive into the city, it is the perfect balance of tranquility and convenience.