

# \$2,499,900 - 172 Hillside Terrace, Rural Rocky View County

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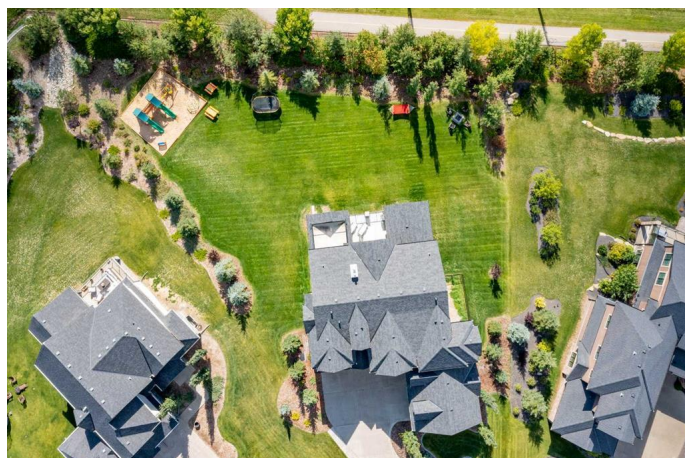
MLS® #A2230204

**\$2,499,900**

5 Bedroom, 5.00 Bathroom, 3,760 sqft  
Residential on 0.67 Acres

Watermark, Rural Rocky View County, Alberta

Tucked away on a quiet cul-de-sac and nestled on an expansive pie-shaped lot, this stunning estate home offers a rare combination of breathtaking mountain views, lush mature trees, and sophisticated design. From the moment you arrive, you'll be captivated by the serene surroundings and impeccable attention to detail that defines every space of this incredible residence. Step into the heart of the home—the luxurious chef's kitchen, where function meets elegance. Anchored by a massive island with extended eating bar and generous storage, this space is outfitted with premium Wolf appliances, a built-in sub zero fridge, statuario marble countertops, gas cooktop, and a butler's pantry that seamlessly walks through to the mudroom, offering effortless flow and convenience. Whether you're preparing an intimate dinner or hosting a crowd, this kitchen is designed to inspire. The eating nook, just off the kitchen, is flooded with natural light and opens directly onto the back deck, where panoramic views of the backyard and distant mountain peaks provide a peaceful, ever-changing backdrop. The living room boasts a vaulted ceiling and is beautifully connected to the cozy family room by a double-sided stone fireplace that stretches to the ceiling, complete with a rich wood mantle. Step through the adjacent family room to access the deck once more—perfect for



extending your gatherings outdoors or simply soaking in the peace and quiet of the setting. Upstairs, the home continues to impress with 9-foot ceilings, hardwood throughout and a thoughtfully designed layout. The primary suite is a true retreat, featuring its own fireplace with stone surround and mantle, a spacious walk-in closet with custom built-ins, and a spa-inspired 5-piece ensuite with a standalone soaking tub, dual vanity, glass-enclosed shower, and private water closet. Furthermore this room features access to a private balcony, where you can begin and end each day surrounded by the beauty of nature. Two additional bedrooms share a well-appointed 5-piece bathroom with a dual vanity, while the third upper bedroom boasts its own 4pc ensuite. The laundry room is conveniently located on the upper level, complete with a quartz countertop, sink, and ample cabinetry for added function. The walkout basement is equally impressive, offering a generous recreation area that easily serves as a media or family room. Step outside to the lower-level patio and enjoy the private yard framed by mature trees, where nature becomes an extension of your living space. A spacious bedroom, full 4-piece bathroom with dual vanity and standalone shower and a dedicated workout room that could be converted into another bedroom complete this lower level. This home also includes air conditioning for year-round comfort. Additional features include dual AC units, dual furnaces and 240v plug in the single garage. With timeless finishes, thoughtful design, and an unbeatable location, the perfect blend of quiet luxury and everyday practicality!

Built in 2015

## **Essential Information**

MLS® #

A2230204

Price	\$2,499,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,760
Acres	0.67
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	172 Hillside Terrace
Subdivision	Watermark
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 0C9

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	5
Zoning	DC141
HOA Fees	233
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX First
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