

\$2,950,000 - 711 Bearspaw Village Drive, Rural Rocky View County

MLS® #A2037043

\$2,950,000

5 Bedroom, 6.00 Bathroom, 5,566 sqft
Residential on 2.12 Acres

Bearspaw Village, Rural Rocky View County,
Alberta

On the edge of the City, you are going to love this country home with over 8300 total square feet. The main floor consists of a 3288 sq' bungalow with the primary bedroom on this level. Enjoy the hand crafted walls with sculptures of wild horses and prairies set in amongst the backdrop of the Bearspaw Dam and glorious Rocky Mountains, best of all this property is located just 7 minutes from the NW edge of Calgary. This rugged beauty has quality construction from start to finish with it's wrap around deck complete with overhanging roofline and landscaped with an abundance of rock and man made streams. There are hundreds of mature trees for maximum privacy. The bright kitchen with amazing views features off white cabinetry, high-end stainless-steel appliances, granite counters and a well positioned island set up perfectly, an entertainer's dream. This spacious area with breakfast bar, kitchen nook and a formal dining room adjacent to kitchen, butler's pantry and wine room blend in seamlessly to make this a special part of the home. The second story is divided into 3 sections, a grand open riser staircase leads you up to a landing complete with a fireplace. Up the stairs to the right you will find an open loft with a den/study, bedroom & bath. Left of the stairwell landing you will find two large bedrooms, one with a view to the west and the other to the east



taking in the vast forest of trees, ponds, bridges and streams. Up the stairs to the cozy loft above the triple car garage is a private guest suite. This warm and inviting room can be accessed from the garage entrance behind the kitchen, features a 4 way fireplace, lounge area, en suite & wet bar. The walkout basement continues on with the entertainer's dream: media/theatre room, recreation room complete with a billiards table and pinball machines. There is a large wet bar accompanied by tv's and custom made western chairs to to enjoy the game. The family room is bright with windows along the entire wall and exercise room that will keep you moving. The covered outdoor patio areas accessible from the basement are a perfect place to unwind and watch the sunset. All furnishings are included.

Built in 2001

Essential Information

MLS® #	A2037043
Price	\$2,950,000
Sold Price	\$2,745,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,566
Acres	2.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	711 Bearspaw Village Drive
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Subdivision	Bearspaw Village
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2P3

Amenities

Parking Spaces	10
Parking	Asphalt, Gated, Heated Garage, Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Freezer, Garage Control(s), Garburator, Humidifier, Microwave, Washer/Dryer, Wine Refrigerator
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Basement, Bath, Gas, Living Room, Loft, Master Bedroom, Outside
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Built-in Barbecue, Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Native Plants, Underground Sprinklers, Private, Sloped, Views, Waterfall
Roof	Cedar Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2023
Date Sold	January 25th, 2024
Days on Market	298
Zoning	R-CRD

HOA Fees 0.00

Listing Details

Listing Office CIR REALTY

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