

\$1,995,000 - 79 Bearspaw Loop, Rural Rocky View County

MLS® #A2075129

\$1,995,000

4 Bedroom, 4.00 Bathroom, 2,730 sqft
Residential on 4.00 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Watch the full cinematic tour. This is a VERY RARE opportunity to own a fully private, 4-acre UPDATED home located on the exclusive Bearspaw Loop. Only minutes from the city limits and numerous amenities (i.e. - Calgary Co-Op, Shane Homes YMCA, etc), this is true country living without the pain of a long commute. Located on top of a hill, this SOUTH-WEST FACING WALKOUT BUNGALOW offers the perfect blend of views and privacy. As you enter the property through the fully wired access gate and approach the home, you first notice the over-sized, industrial grade 60x40 QUONSET that is perfect for car collectors, mechanics, RV parking, boat storage or even running a home business (property is zoned R-RUR). The backyard was turned into an oasis and includes a working waterfall, fire pit, two sandstone staircases and a usable flat lawn perfect for games or events. The home itself was designed for comfort and entertainment with the extra-large kitchen (complete with Miele and Sub-Zero appliances) servicing the massive west facing outdoor deck which is warmed by a commercial grade gas fire pit and heating lamps. Located on the main floor, the primary bedroom enjoys its own private south facing balcony, romantic wood burning fire place and renovated ensuite. Finishing off the main floor is another bedroom, another full



bathroom, a large laundry room, a generous sized living room and a warm sitting area off the kitchen which is bathed in light from all of the south facing windows. Downstairs is another entertainers dream as it was heavily RENOVATED to include a new wine cellar, a full bar (complete with a fridge, sink, and provision for a dishwasher), 1.5 bathrooms (one with a urinal!), two additional bedrooms and a cozy space for late night movies. Finishing off the basement is a hot tub, area to play pool and sitting area warmed by a gas fireplace. Let's not forget the attached TRIPLE HEATED GARAGE. Other updates on the home include new home automation features, upgraded lighting and security system, 2 high efficiency furnaces and top of the line water filtration system. Text, email or call for your own private showing!

Built in 1979

Essential Information

MLS® #	A2075129
Price	\$1,995,000
Sold Price	\$1,907,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,730
Acres	4.00
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	79 Bearspaw Loop
Subdivision	Bearspaw_Calg

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1K2

Amenities

Amenities	None
Parking Spaces	9
Parking	Heated Garage, Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Double Oven, Dryer, Electric Stove, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Master Bedroom, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped, Private, Treed, Views
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2023
Date Sold	April 19th, 2024
Days on Market	233
Zoning	R-RUR
HOA Fees	150.00
HOA Fees Freq.	ANN

Listing Details

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