

\$1,350,000 - 513 Bearspaw Village Ridge Nw, Rural Rocky View County

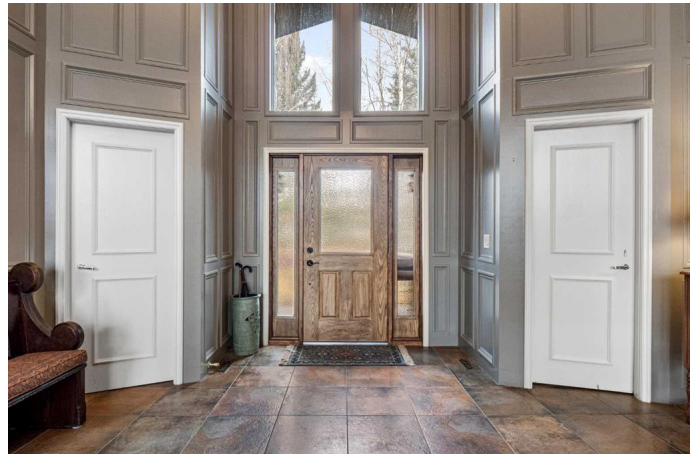
MLS® #A2088678

\$1,350,000

4 Bedroom, 4.00 Bathroom, 2,822 sqft
Residential on 2.04 Acres

Bearspaw Village, Rural Rocky View County,
Alberta

Welcome to this exquisite 2.03 ACRE, custom south facing BUNGALOW on the coveted street of Bearspaw Village Ridge (only minutes from the city limits)! Nestled behind a secure gate, this property ensures an unparalleled level of PRIVACY along with a lovingly landscaped, park-like yard (there is even an area for a skating rink at the back of the property past the current fence)! Upon entering the home through the grand foyer, prepare to be enchanted by the impressive vaulted ceiling with floor-to-ceiling windows that bathe the home in natural light, framing the stunning scenery beyond. Architectural details, such as curved archways and wooden beams, add a touch of charm and character to every corner. This stunning 5 bed, 3.5 bath home spans 2,822 sq ft with a captivating open-concept design, perfect for hosting gatherings. And to help with the entertaining, there is a large renovated chef's kitchen with granite countertops that connects perfectly with the dining room. A cozy wood-burning fireplace adds warmth and ambiance to this open living space. The main level also hosts three generously sized bedrooms, including a luxurious primary bedroom with a 4-piece ensuite WITH HEATED FLOORS, steam shower and an expansive walk-in closet. A 2-piece powder room, mudroom, main floor office and thoughtfully designed laundry room



complete this level, ensuring practicality meets luxury. The fully finished basement offers additional living space, featuring a family room with a gas fireplace, a spacious rec room, a fourth and fifth bedroom, a 4-piece bathroom, and ample storage. This home even has laundry on both levels! The attached HEATED triple car garage offers even more built in storage providing further convenience. Recent UPGRADES include a new roof with leaf filter, air conditioning (2 zones total), and 2 new hot water tanks. If you enjoy BBQing, then the outdoor back porch haven awaits, encouraging you to embrace the joy of nature in your own backyard. The highlight is a stunning tiered deck and patio combined with a fireplace—an area calling for both relaxation and entertainment as you soak in your private oasis. This home offers the space and privacy of acreage living while being conveniently located in the Northwest, close to essential amenities such as the LRT, Crowfoot shopping, and the majestic Rockies.

Built in 1980

Essential Information

MLS® #	A2088678
Price	\$1,350,000
Sold Price	\$1,255,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,822
Acres	2.04
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	513 Bearspaw Village Ridge Nw
Subdivision	Bearspaw Village
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2P1

Amenities

Utilities	Cable Internet Access, Electricity Connected, Natural Gas Connected, High Speed Internet Available
Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Garage Control(s), Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas Starter, Glass Doors, Kitchen, Mantle, Oak, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Many Trees, Native Plants, Private, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2023
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Date Sold	January 26th, 2024
Days on Market	59
Zoning	R-CRD
HOA Fees	0.00

Listing Details

Listing Office REAL BROKER

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