

\$1,525,000 - 31067 Woodland View, Rural Rocky View County

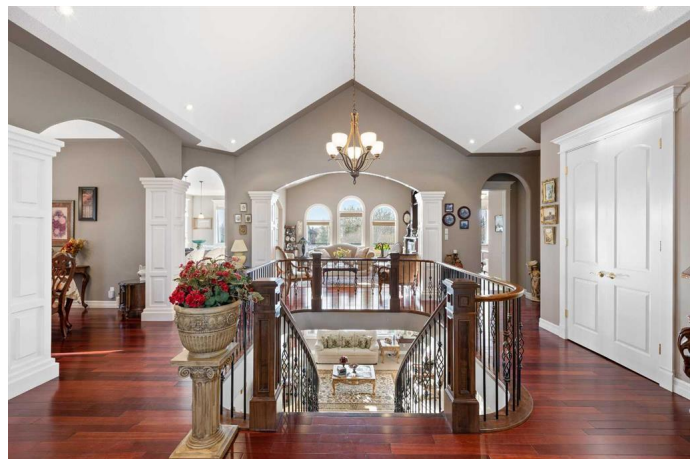
MLS® #A2104138

\$1,525,000

5 Bedroom, 4.00 Bathroom, 2,531 sqft
Residential on 1.98 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Step into this inviting bungalow situated in the heart of Bearspaw, Calgary, on a generous 2-acre lot offering breathtaking mountain views. The property exudes tranquility with its meandering stream pond, a secluded driveway, and a canopy of trees, creating a serene and picturesque escape. Featuring over 4900 sqft of living space designed for comfort and functionality. The primary bedroom beckons with direct access to the deck, complemented by an ensuite featuring a jetted tub, a stand-up shower, and a convenient walk-in closet. Another spacious bedroom with its private washroom, a well-placed laundry room, and a roomy office round out the main floor. The kitchen is a chef's delight, equipped with top-notch cabinets and extra-thick granite countertops, setting the stage for culinary excellence. Hardwood floors, vaulted ceilings, and expansive windows flood the main floor with natural light, creating a warm and inviting atmosphere. The living space is enhanced by a cozy fireplace, adding charm to the entire area. The grand staircase to the basement, where three additional bedrooms and a bathroom await. This versatile space can easily adapt to your needs, whether it's a home gym or a creative haven. The walkout basement features ample windows that illuminate the space, creating an inviting



ambiance. The impressive wet bar takes center stage, making this area perfect for hosting guests. Central A/C ensures comfort year-round, and the triple-car garage provides added convenience and storage space. Explore the charm of this home through the virtual tour or call now to schedule a private showing. Your personal retreat, blending luxury with natural surroundings, is ready for you to call it home.

Built in 2004

Essential Information

MLS® #	A2104138
Price	\$1,525,000
Sold Price	\$1,500,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,531
Acres	1.98
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	31067 Woodland View
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1G3

Amenities

Parking Spaces	8
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Parking	Driveway, Garage Door Opener, Heated Garage, Paved, Triple Garage Attached
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Interior

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Entrance
Lot Description	Back Yard, Creek/River/Stream/Pond, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	February 6th, 2024
Days on Market	5
Zoning	R-CRD
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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