

\$1,349,900 - 254009 Bearspaw Road, Rural Rocky View County

MLS® #A2114355

\$1,349,900

5 Bedroom, 4.00 Bathroom, 1,818 sqft
Residential on 2.00 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Open House - Saturday & Sunday - March
16-17 - 2pm-4pm.

Enjoy breathtaking city views and stunning mountain scenery to the west! This remarkable property is located in an exceptional spot. Within a block of your 2-acre property, just outside city limits, you can walk to Tim Hortons, a Convenience Store, Community Center, and Bearspaw School—all just 15 minutes from downtown. Revel in the convenience of inner city amenities combined with the privacy of the countryside. The location is almost too good to be true, offering amazing city and mountain views from every window. This house has the most natural light of any house you have ever been in! Relax in the tranquility of the naturally wooded windbreak, surrounded by beautiful lawns that embrace this 5-bedroom, 4-bath family home. This open and airy walkout bungalow seamlessly connects you to the outdoors while providing a sense of home. There's an attached, oversized 4-car garage and paved parking for 12 more vehicles, ensuring plenty of space. A separate entrance to the lower level adds flexibility, and there are multiple entertainment areas both inside and outside. Relax in the outdoor hot-tub or infrared sauna! This house really has it all. Let your kids roam freely on the spacious grounds while 1/2 acre lot has been fenced for your beloved K9



friends. The passive solar design integrates modern conveniences seamlessly, providing an eco-friendly touch. Recently installed Fibre Optic gives you lightening fast internet, a rare feature in Bearspaw! With a prestigious address near Crowchild and Stoney Trails and in the potential path of the LRT, this property offers excellent investment potential to go with its extraordinary features.

Built in 1990

Essential Information

MLS® #	A2114355
Price	\$1,349,900
Sold Price	\$1,317,500
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,818
Acres	2.00
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	254009 Bearspaw Road
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2P7

Amenities

Parking	Asphalt, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More Attached
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Interior

Interior Features	Bar, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Sauna, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Creek/River/Stream/Pond, Lawn, Irregular Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	April 19th, 2024
Days on Market	36
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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