

\$2,148,500 - 124 Grizzly Rise, Rural Rocky View County

MLS® #A2211387

\$2,148,500

5 Bedroom, 6.00 Bathroom, 3,531 sqft

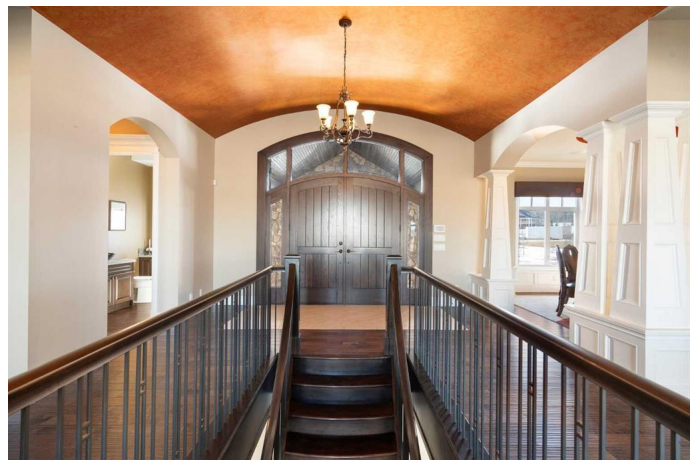
Residential on 2.35 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Welcome to the epitome of luxury living in Bearspaw Country Estates, where exclusivity meets unparalleled craftsmanship. Prepare to be wowed! This stunning walkout bungalow is nestled amidst peekaboo mountain views on 2.35 acres of land and offers 5 bedrooms and 6 bathrooms. Just 5 minutes from city limits and 10 minutes from Cochrane, immerse yourself in a tight-knit community centered around a picturesque pond, gazebo, and waterfall.

From the moment you step inside, you'll notice the meticulous attention to detail that sets this home apart. Be captivated by the featured ceilings and the durability of solid core doors. Enjoy the luxury of slab heating in the basement, garage, and ensuite, ensuring comfort throughout. An advanced sound system boasts 18 zones, 6 sources, and 50 speakers throughout the home, as well as a comprehensive security system conveniently controlled through your phone. Experience a level of excellence that surpasses expectations at every turn.

The vaulted living room sets the stage for relaxation, while the formal dining room exudes elegance. A split quartz fireplace adds warmth and style, while the amazing kitchen is a culinary haven equipped with a wall oven, double sink, gas stove, and gleaming black granite countertops. A breakfast nook



surrounded by glass offers a casual dining option, with sliding doors leading to the deck, complete with a covered portion for BBQ enthusiasts. A unique walk-through pantry adds convenience, connecting seamlessly to the quad heated garage.

Down the hall you will find an incredible main floor office flooded with natural light and exquisite ceiling details that seamlessly flow into the expansive and well-designed primary bedroom. Enjoy a gorgeous ensuite with a soaker tub, steam shower, double vanity, and double walk-in closet. Retreat to relaxation with private access to the covered deck.

The bright and spacious lower level of this home is designed for comfort and entertainment. With three generously sized bedrooms, there's plenty of space for guests or family. Enjoy the convenience of the walkout basement, providing easy access to the outdoors. Relax by the fireplace or entertain at the stunning full bar, equipped with a dishwasher, fridge, and microwave. A nearby half bath adds to the convenience. There's also a cold storage room, perfect for a wine cellar if desired. Experience unforgettable movie nights in the top-notch theatre room, featuring impeccable soundproofing and a projector system showcasing a 110-inch screen.

A quad heated garage provides ample space for vehicles and storage needs. Above the garage lies a charming and versatile living area, featuring a kitchenette, living space flooded with natural sunlight, a full bath, and a cozy bedroom.

Welcome home to luxury, comfort, and tranquility in Bearspaw Country Estates!

Built in 2013

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2211387 |
| Price | \$2,148,500 |
| Bedrooms | 5 |
| Bathrooms | 6.00 |
| Full Baths | 4 |
| Half Baths | 2 |
| Square Footage | 3,531 |
| Acres | 2.35 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 124 Grizzly Rise |
| Subdivision | Bearspaw_Calg |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C 0B5 |

Amenities

| | |
|-----------|-----------------------|
| Amenities | None |
| Parking | Quad or More Attached |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator |
| Heating | Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |

| | |
|--------------|--|
| Fireplaces | Basement, Double Sided, Gas, Heatilator, Living Room, See Through, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Front Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 74 |
| Zoning | R-1/R-CRD |
| HOA Fees | 1300 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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