

# \$2,995,000 - 95 Bearspaw View, Rural Rocky View County

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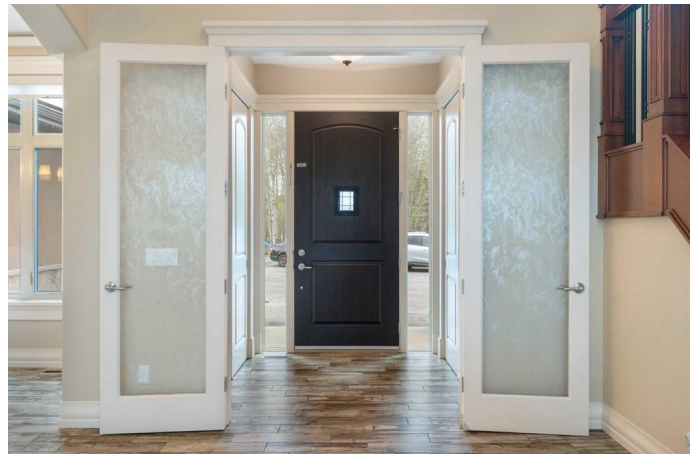
MLS® #A2223374

**\$2,995,000**

7 Bedroom, 7.00 Bathroom, 4,802 sqft  
Residential on 4.50 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

An Exquisite 4.5 acre estate in prestigious Bearspaw! Tucked in behind 12 Mile Coulee on BEARSPAW VIEW, this lot is as close to the city as you get while still enjoying the pinnacle of quiet country living. This extraordinary 2016 custom-built luxury home is set on a beautifully treed lot with a very usable yard for family fun and games. Privately gated with a winding tree-lined driveway, this magnificent residence is beautifully set back in the site. Quality is immediately apparent on the exterior with exposed aggregate pads and stairs, real stone cladding, a RUBBER ROOF, and GEMSTONE lighting! The floor plan of this home blends functionality and luxury through its high end materials, and amazing layout! The floorplan design allows for 6 of the 7 BEDROOMS to be serviced with ensuite washrooms providing luxury to every family member and guest. The homes flexibility is showcased by having the equivalent of 3 PRIMARY BEDROOMS - one on each level of the home! The custom home itself showcases exquisite flooring, beautiful materials and thoughtfully curated lighting throughout. The kitchen is large and bright and has all the top end appliances you'd expect with high ceilings, a massive island and well finished cabinet work complete with a paneled fridge & freezer. The breakfast nook is surrounded with glass and views to the yard. Don't miss the



entirely separate SPICE KITCHEN for chefs or food prep - right off of the large WALK THRU PANTRY. Additional main floor highlights include a refined private office, a practical mudroom, gorgeous open but formal dining room - all culminating under the 20 ft coffered ceiling main space with 2 storey window wall and floor to ceiling real stone fireplace. Ascending to the upper level one finds comfort and privacy. A secondary family bonus room offer more spaces for family time and entertaining. The luxurious upper primary suite is impressive with its expansive walk-in closet, private deck and an opulent 5-piece ensuite with a massive steam shower. Additional bedroomsâ€”each thoughtfully designedâ€”include a private 4-piece ensuite and generous walk-in closet, ensuring every resident enjoys a private haven. The fully developed walk-out basement radiates warmth with in-floor heating and abundant natural light, creating an ideal environment for both relaxation and entertainment. Here, youâ€™ll find a sleek bar, a versatile recreation room, a spacious family lounge, multiple guest bedroomsâ€”including one with a contemporary ensuiteâ€”and a private home office for uninterrupted productivity. The impeccably landscaped grounds lead to a heated 220-volt LARGE WORKSHOPâ€”ideal for the discerning hobbyist or collectorâ€”while and well placed outdoor gazebo offers a peaceful retreat to unwind and connect with nature right in your own back yard. This extraordinary property is a greatÂ opportunity!

Built in 2016

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2223374    |
| Price    | \$2,995,000 |
| Bedrooms | 7           |

|                |                                  |
|----------------|----------------------------------|
| Bathrooms      | 7.00                             |
| Full Baths     | 6                                |
| Half Baths     | 1                                |
| Square Footage | 4,802                            |
| Acres          | 4.50                             |
| Year Built     | 2016                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 95 Bearspaw View        |
| Subdivision | Bearspaw_Calg           |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3R 1A4                 |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar, Jetted Tub, Wired for Sound |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                   |
| # of Fireplaces   | 3                                                                                                                                                                                     |
| Fireplaces        | Basement, Family Room, Gas, Insert, Living Room, Stone                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                        |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description   | Many Trees                              |
| Roof              | Rubber                                  |
| Construction      | Stone, Wood Frame                       |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 73             |
| Zoning         | R-CRD          |
| HOA Fees       | 1320           |
| HOA Fees Freq. | ANN            |

### **Listing Details**

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

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