

# \$2,849,900 - 117 Bearspaw Village Crescent, Rural Rocky View County

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MLS® #A2203176

**\$2,849,900**

4 Bedroom, 5.00 Bathroom, 3,683 sqft  
Residential on 2.00 Acres

Bearspaw Village, Rural Rocky View County,  
Alberta

## BEARSPAW VILLAGE STUNNER!!!

Opportunities to own a WALKOUT BUNGALOW on the ridge of one of the most sought-after areas in Alberta do not come to market too often. This one-of-a-kind property is special and you feel it the minute you drive down the tree-lined concrete driveway to your 2-acre sanctuary with 180-degree views of the Bow River Valley and Rocky Mountains. Extensively upgraded and well cared for, this sprawling estate located on the ridge, welcomes you with views straight west as you enter the home and make your way into the vaulted ceiling dining room and living room, complete with its very own wood-burning fireplace. The chef's dream kitchen has been completely redone with an oversized center island, Miele Appliance package with a warming drawer & steam oven overlooking your cozy family room with yet another fireplace, one of four in the home. A total of 3 bedrooms on the main floor, or convert one into an office with those epic views if you choose, and a primary suite that makes you feel like you're staying at a high-end hotel with a large walk-in closet, heated tile floors, oversized shower, double vanities with a 2-sided fireplace and a master retreat with those incredible views to wake up too. Not ready for bed? Maybe go for a swim in the enclosed POOL room complete with a hot tub



and access to the full-width deck off your west-facing backyard. Get out of the pool and head to the lower level and jump in the sauna for a few minutes before enjoying the evening in your basement built for entertaining. A Wine Cellar, Wet Bar, Billiards Area, 4th bedroom, an oversized Gym with a built-in Murphy bed, the perfect setup for those out-of-town guests, and 2 more full baths complete this well-appointed lower level. Triple heated garage, separate toy and equipment garage off the lower level, Central Air, Full Sonos Sound System, permanent exterior lights, Irrigation system, an outdoor space complete with infra-red heaters, and oh did we mention those views from the lower level as well? This home has it all and is the perfect place to call home with breathtaking views, turn-key renovations, and an inviting place for entertaining during the holidays in the quiet neighborhood of Bearspaw Village. This is a rare opportunity to own an estate on one of the nicest ridges in Alberta. This one is a must-see!!! OPEN HOUSE SATURDAY APRIL 26TH 1:00-4:00!!

Built in 1978

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2203176                         |
| Price          | \$2,849,900                      |
| Bedrooms       | 4                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 3                                |
| Half Baths     | 2                                |
| Square Footage | 3,683                            |
| Acres          | 2.00                             |
| Year Built     | 1978                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 117 Bearspaw Village Crescent |
| Subdivision | Bearspaw Village              |
| City        | Rural Rocky View County       |
| County      | Rocky View County             |
| Province    | Alberta                       |
| Postal Code | T3L 2P2                       |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 8                                     |
| Parking        | Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                     |

## Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Smoking Home, Sauna, Wet Bar                                                                                                                        |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Warming Drawer, Washer, Water Softener, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                     |
| # of Fireplaces   | 4                                                                                                                                                                                       |
| Fireplaces        | Gas, Wood Burning                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Full, Walk-Out                                                                                                                                                                          |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Awning(s), Private Entrance, Private Yard |
| Lot Description   | Garden, Landscaped, Many Trees, Private   |
| Roof              | Asphalt                                   |
| Construction      | Wood Frame                                |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 45               |
| Zoning         | R-1              |

**Listing Details**

Listing Office                      Real Broker

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