

# \$3,995,000 - 65 Bearspaw Pointe Way, Rural Rocky View County

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MLS® #A2212048

**\$3,995,000**

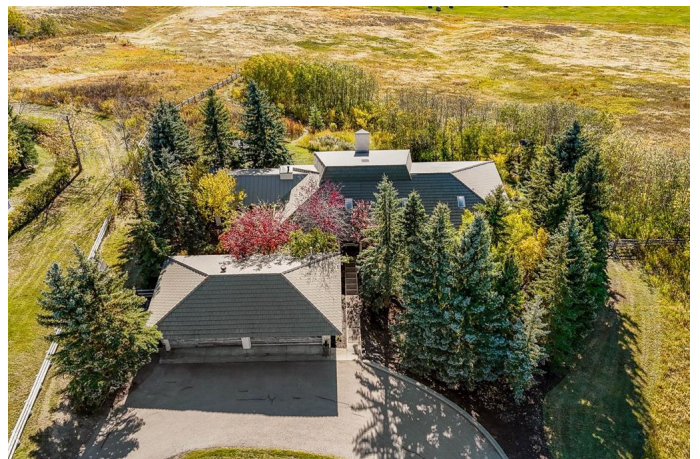
4 Bedroom, 3.00 Bathroom, 2,569 sqft  
Residential on 5.46 Acres

Bearspaw Pointe, Rural Rocky View County,  
Alberta

Welcome to one of the most coveted view lots in Bearspaw—perched majestically on a 5.46-acre ridge, offering truly unobstructed panoramic vistas of the Bow River Valley and the iconic Rocky Mountains. This fully renovated walkout bungalow blends classic craftsmanship with modern elegance, designed to make the most of its world-class surroundings.

From the moment you arrive, the home's full brick exterior, concrete tile roof, and solid concrete decks speak to the durability and quality of its construction. Step inside to a sprawling 900 sq. ft. GREAT ROOM where seamless glass windows frame jaw-dropping views—bringing nature's masterpiece right into your everyday living space. And when it comes to outdoor living, this property truly shines. A spectacular outdoor living room awaits—complete with motorized power screens, built-in overhead heaters, and a cozy fireplace—allowing you to enjoy year-round comfort while soaking in the breathtaking landscape. Whether you're entertaining guests or savoring a quiet evening at home, this space redefines what it means to live outdoors.

If you're searching for a home that offers peace, privacy, and one of the most spectacular natural backdrops in Alberta, this



is it. Luxury, longevity, and a view youâ€™ll never stop admiring.

Built in 1992

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2212048                         |
| Price          | \$3,995,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,569                            |
| Acres          | 5.46                             |
| Year Built     | 1992                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 65 Bearspaw Pointe Way  |
| Subdivision | Bearspaw Pointe         |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3L 2P6                 |

**Amenities**

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                              |
| Parking        | Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Quad or More Attached, See Remarks, Driveway |
| # of Garages   | 4                                                                                                              |

**Interior**

|                   |                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, See Remarks, Washer, Water Softener, Window Coverings, Wine Refrigerator |
| Heating         | In Floor, Natural Gas, Fan Coil                                                                                                                                                                  |
| Cooling         | Central Air                                                                                                                                                                                      |
| Fireplace       | Yes                                                                                                                                                                                              |
| # of Fireplaces | 3                                                                                                                                                                                                |
| Fireplaces      | Basement, Gas, Glass Doors, Living Room, Mantle, See Remarks, Wood Burning, Outside                                                                                                              |
| Has Basement    | Yes                                                                                                                                                                                              |
| Basement        | Crawl Space, Finished, Full, Walk-Out                                                                                                                                                            |

## Exterior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Lighting, Other, Playground, Private Yard                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Sloped Down, Treed, Views |
| Roof              | Concrete                                                                                                                                                            |
| Construction      | Brick, Wood Frame                                                                                                                                                   |
| Foundation        | Poured Concrete                                                                                                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 9                |
| Zoning         | R-1              |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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