

\$1,599,900 - 24073 Burma Road, Rural Rocky View County

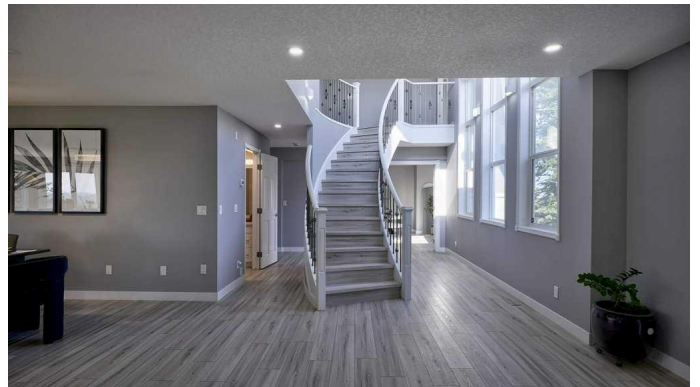
MLS® #A2254797

\$1,599,900

8 Bedroom, 6.00 Bathroom, 3,259 sqft
Residential on 3.95 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Enjoy the best of both worlds – the peace of country living and the convenience of the city only a few hundred meters from the city limits opening the door to endless future prospects. Prime location for successful home based business. This exquisite Bearspaw estate sits on approx 4 acres land & features virtually 5100 sqft of developed living space. Built in 2004 and substantially renovated on the top two floors in 2023–2024, this home offers space, flexibility, and luxury for a large or multigenerational family with 8 bedrooms and 6 bathrooms. A private circular driveway with fresh asphalt sets the tone as you arrive. Inside, the thoughtful floor plan combines functionality and high-end finishes. Four of the eight bedrooms feature ensuite bathrooms, giving every family member and guest a sense of retreat. On the main floor, enjoy a primary bedroom with a 5-piece spa-style ensuite and walk-in closet, a bright front family room, and a huge home office with built-ins and large windows. At the rear, an open-concept kitchen, dining and living area creates the heart of the home: a chef's kitchen with quartz countertops, a massive island, top-end appliances and generous storage, a large dining area for gatherings, and a sunlit living room with a statement fireplace and sprawling backyard views. A convenient main-floor powder room and laundry add everyday



practicality. Upstairs, three more bedrooms “ each with private ensuites and ample closets “ offer comfort and privacy. The fully developed basement adds another four bedrooms, a full bath, and versatile recreation space for games, media, or fitness. Attached to the home is a double garage (with the option to add a third bay with the addition of a garage door or convert to a large mudroom). Recent updates include a new hot water tank (2024), fresh interior and exterior paint plus new downspouts (2025). Two sheds and two outbuildings are also included. The south-facing lot backs onto open land with no neighbours, creating your own private playground “ even a toboggan hill right out back. No need to worry about well water quality “ this property is already connected to the community Water Co-op, ensuring reliable, great-tasting water year-round. All this just minutes to the Rocky Ridge YMCA and less than five minutes to all the shopping & convenience. No HOA Fees. Far away from high voltage power lines and telephone towers. A rare opportunity to own a fully updated Bears paw acreage in an unbeatable location, a true live in the country, play in the city offering “ book your private showing today!

Built in 2004

Essential Information

MLS® #	A2254797
Price	\$1,599,900
Bedrooms	8
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,259
Acres	3.95
Year Built	2004

Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	24073 Burma Road
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R1E3

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	35
Zoning	R-RUR

Listing Details

Listing Office	Real Broker
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