

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

MLS® #A2223374

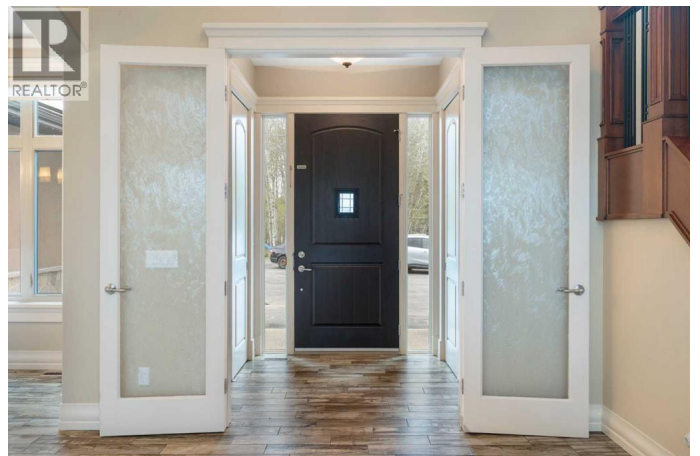
\$2,995,000

7 Bedroom, 7.00 Bathroom, 4,802 sqft

Single Family 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!

(id:6289)

Built in 2016

Essential Information

Listing #	A2223374
Price	\$2,995,000
Bedrooms	7

Bathrooms	7.00
Half Baths	1
Square Footage	4,802
Acres	4.50
Year Built	2016
Type	Single Family
Sub-Type	Freehold

Community Information

Address	95 Bearspaw View
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
Province	Alberta
Postal Code	T3R1A4

Amenities

Amenities	Golf Course, Shopping
Features	Wet bar, Closet Organizers
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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