

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

MLS® #A2254797

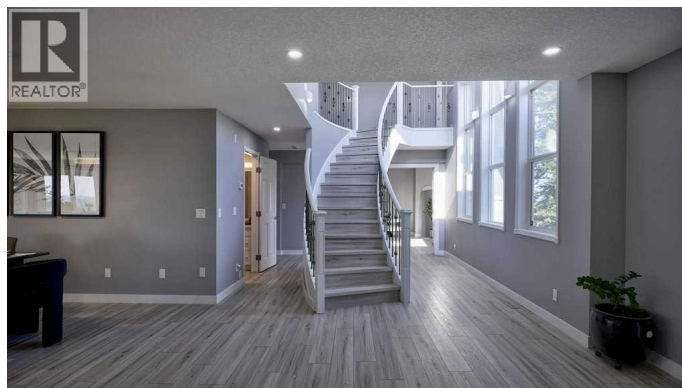
\$1,599,900

8 Bedroom, 6.00 Bathroom, 3,259 sqft

Single Family 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! (id:6289)

Built in 2004

Essential Information

Listing #	A2254797
Price	\$1,599,900
Bedrooms	8
Bathrooms	6.00
Half Baths	1
Square Footage	3,259
Acres	3.95
Year Built	2004
Type	Single Family

Sub-Type Freehold

Community Information

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

Amenities

Amenities Shopping
Features No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home
Parking Attached Garage
of Garages 2

Interior

Appliances Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Garage door opener
Heating Natural gas Other, Forced air
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Stone, Stucco
Exterior Features Fruit trees, Lawn
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Real Broker



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