

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

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, Wet Bar, Sauna
Appliances Bar Fridge, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Warming Drawer, 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 35
Zoning R-1

Listing Details

Listing Office

Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.