



THE
A-TEAM

**RE/MAX
FIRST**

260064 BEARSPAW Road, Rural Rocky View County T3R 1H4

MLS® #: **A2113083**

Area: **Bearspaw_Calg**

Listing Date: **03/08/24**

List Price: **\$1,299,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Rocky View
County**

Finished Floor Area

Abv Sqft:

2,084

Year Built:

1997

Low Sqft:

Ttl Sqft:

2,084

Lot Information

Lot Sz Ar:

187,308 sqft

Lot Shape:

DOM

72

Layout

Beds:

4 (4)

Baths:

3.5 (3 1)

Style:

**2 Storey,Acreage
with Residence**

Parking

Ttl Park:

0

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees,Front Yard
Double Garage Attached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Septic Field,Septic Tank

Ext Feat:

Private Yard

Construction:

Stucco

Flooring:

Carpet,Tile

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Closet Organizers,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room

Living Room

Kitchen

Family Room

Bedroom

Bedroom

Game Room

Level

Main

Main

Main

Upper

Upper

Lower

Dimensions

15`6" x 13`9"

11`5" x 10`10"

17`0" x 11`5"

11`6" x 9`9"

12`5" x 9`11"

23`6" x 9`10"

Room

Dining Room

Nook

Bedroom - Primary

Bedroom

Game Room

Office

Level

Main

Main

Upper

Upper

Lower

Lower

Dimensions

13`9" x 12`11"

9`11" x 7`1"

11`5" x 13`11"

10`1" x 9`11"

24`10" x 11`8"

10`10" x 9`6"

2pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Lower	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	RUR				
Legal Desc:	9011272	Remarks			

Pub Rmks:	<p>Situated on a sprawling 4.5-acre lot with panoramic views and impeccable landscaping, this lovely abode offers a harmonious blend of comfort and charm. As you step through the front door, you're greeted by an ambiance of warmth and openness. The kitchen is adorned with stainless steel appliances and a captivating tile backsplash, combining style and functionality. Natural light pours in through the window above the sink, illuminating the space and highlighting the sleek finishes. A pantry provides ample storage space. For casual dining, the eating nook provides a bright and cheerful space, offering panoramic views of the backyard. With easy access to the deck, it's the ideal spot for enjoying morning coffee. Adjacent to the kitchen, the family room beckons with its cozy ambiance. A fireplace, adorned with a tile surround, serves as the focal point, offering warmth and comfort on chilly evenings. A large window floods the room with natural light, creating a serene atmosphere for relaxation and unwinding after a long day. Seamlessly flowing into the dining room, which boasts large windows that bathe the area in sunlight, this space becomes the perfect setting for entertaining guests or enjoying family meals. The living room, open to the dining room, boasts a window overlooking the front porch providing a picturesque view of the outdoors. Completing this welcoming level is the main floor laundry and a 2pc powder room. Retreat to the primary bedroom, where luxury meets comfort. Complete with a 4-piece ensuite and a spacious walk-in closet. Three additional great sized bedrooms and a 4pc bathroom top of this upper floor. Descend to the basement, where endless possibilities await. A large recreation room and family room space offer ample opportunity for relaxation and entertainment. Whether you envision a home gym, a play area for the kids, or a cozy retreat for movie nights, the basement provides the canvas to bring your vision to life. Additionally, a generously sized office that can be easily transformed into a bedroom presents the perfect space for work or study. A 3pc bathroom completes this fantastic space. This remarkable home offers the perfect blend of comfort and functionality, providing a serene retreat just minutes away to all amenities. With its exquisite features and tranquil surroundings pride of ownership is seen throughout.</p>
Inclusions:	Basement TV, Alarm System
Property Listed By:	RE/MAX First

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











