



THE
A-TEAM

**RE/MAX
FIRST**

95 BEARSPAW View, Rural Rocky View County T3R 1A4

MLS® #: **A2114408**

Area: **Bearspaw_Calg**

Listing Date: **03/21/24**

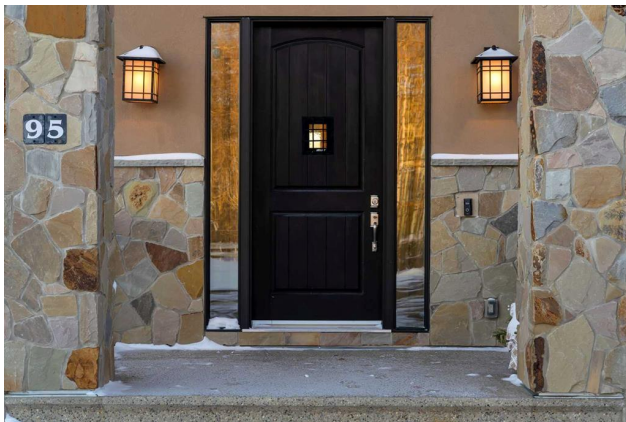
List Price: **\$3,499,000**

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:

4,839

Low Sqft:

Ttl Sqft:

4,839

Year Built:

2016

Lot Information

Lot Sz Ar:

196,020 sqft

Lot Shape:

DOM

59

Layout

Beds:

8 (6 2)

Baths:

6.5 (6 1)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Many Trees

Quad or More Attached

Utilities and Features

Roof:

Rubber

Heating:

Forced Air

Sewer:

Septic System

Ext Feat:

Private Entrance, Private Yard

Construction:

Stone, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source:

Co-operative

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Int Feat:

Granite Counters, Jetted Tub, Kitchen Island, Pantry, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Utilities:

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

7`3" x 5`10"

Bedroom

Main

12`5" x 11`9"

Dining Room

Main

13`5" x 12`3"

Laundry

Main

8`3" x 7`0"

Mud Room

Main

11`8" x 12`6"

Pantry

Main

10`8" x 4`11"

Room

Level

Dimensions

3pc Ensuite bath

Main

12`5" x 5`6"

Breakfast Nook

Main

10`5" x 13`6"

Kitchen

Main

16`2" x 13`6"

Living Room

Main

24`3" x 22`0"

Office

Main

11`11" x 12`4"

4pc Ensuite bath

Upper

10`4" x 12`3"

5pc Bathroom	Upper	11`6" x 5`11"	5pc Ensuite bath	Upper	16`10" x 12`6"
Bedroom	Upper	11`11" x 12`1"	Bedroom	Upper	10`6" x 12`8"
Bedroom	Upper	12`4" x 12`0"	Bedroom	Upper	14`2" x 15`1"
Family Room	Upper	14`1" x 14`8"	Bedroom - Primary	Main	23`11" x 13`5"
Walk-In Closet	Upper	10`5" x 6`2"	Walk-In Closet	Upper	8`6" x 9`2"
3pc Bathroom	Basement	7`11" x 12`5"	4pc Ensuite bath	Basement	11`4" x 5`11"
Bedroom	Basement	10`9" x 12`5"	Bedroom	Basement	16`1" x 12`5"
Family Room	Basement	23`8" x 19`10"	Office	Basement	10`10" x 12`5"
Game Room	Basement	31`3" x 19`10"	Storage	Basement	11`6" x 5`7"
Furnace/Utility Room	Basement	15`4" x 13`3"	Walk-In Closet	Basement	11`4" x 5`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **Rural Residential**
Legal Desc: **1313318**

Remarks

Pub Rmks: Nestled in the esteemed Bearspaw community, this custom-built 4.5-acre estate epitomizes luxury living. Upon entering the gates and winding up the driveway to your private oasis, a profound sense of tranquility envelops you. The property boasts a spacious heated 220-voltage shop and features meticulously designed flooring with abundant lighting throughout. The main floor seamlessly integrates various living spaces, including a welcoming 2-piece bath, cozy bedroom with a 3-piece ensuite, bright breakfast area, elegant dining room, gourmet kitchen, convenient laundry room, spacious living room, functional mudroom, private office, well-equipped pantry, and charming servery. Upstairs, the upper level presents a serene bedroom, opulent 5-piece bath, stylish bedroom, cozy family room, luxurious primary bedroom with walk-in closet and spa-like 5-piece ensuite, additional bedroom, and bedroom with walk-in closet and private 4-piece ensuite. The basement offers additional living and entertaining areas, featuring a private bedroom with a modern 4-piece ensuite, spacious family room, sleek bar, versatile rec room, comfortable bedroom, convenient 3-piece bath, and private office. The south-facing heated floor walk-out basement fills with natural light, creating a warm and inviting ambiance. The expansive grounds provide endless outdoor enjoyment, from tranquil walks among the trees to vibrant gatherings. A gazebo on the property offers a serene spot to relax with loved ones and enjoy the evenings. This estate harmoniously combines luxury, privacy, and natural beauty, offering a sophisticated rural lifestyle retreat just moments away from Calgary's amenities. Don't miss this exceptional opportunity to own a piece of paradise.

Inclusions: Dishwasher, Garage Control(s), 2 Gas Stoves, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Property Listed By: **RE/MAX Complete Realty**

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



