



THE
A-TEAM

**RE/MAX
FIRST**

15 BEARSPAW SUMMIT , Rural Rocky View County T3R 1B5

MLS® #: **A2124300**

Area: **Bearspaw_Calg**

Listing Date: **04/24/24**

List Price: **\$1,855,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$95k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Rocky View
County**

Finished Floor Area

Abv Sqft:

3,883

Low Sqft:

Ttl Sqft:

3,883

Year Built:

1997

Lot Information

Lot Sz Ar:

114,127 sqft

Lot Shape:

DOM

25

Layout

Beds:

5 (4 1)

Baths:

6.0 (5 2)

Style:

**1 and Half
Storey,Acreage with
Residence**

Parking

Ttl Park:

9

Garage Sz:

6

Access:

Lot Feat:

**Backs on to Park/Green Space,Brush,Corner Lot,Cul-De-Sac,Front Yard,Lawn,Level,Many Trees,Underground
Sprinklers,Private,Treed**

Park Feat:

**Additional Parking,Aggregate,Electric Gate,Gated,Heated Garage,Oversized,Triple Garage Attached,Triple
Garage Detached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer: **Septic Field**

Ext Feat: **Balcony,Fire Pit,Other,Private Entrance,Private
Yard,Storage**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Concrete,Hardwood

Water Source:

Co-operative

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Electric Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Range Hood,See Remarks,Washer/Dryer,Window Coverings

Int Feat:

**Bar,Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Primary Downstairs,Sauna,Separate Entrance,Soaking Tub,Stone Counters,Vaulted
Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

2pc Bathroom

Main

5`0" x 7`3"

2pc Bathroom

Main

5`1" x 4`9"

5pc Ensuite bath

Main

10`11" x 13`0"

Bedroom

Main

12`0" x 18`11"

Breakfast Nook

Main

11`10" x 19`6"

Dining Room

Main

16`6" x 15`0"

Foyer	Main	6`10" x 13`1"	Kitchen	Main	14`4" x 16`9"
Laundry	Main	7`0" x 9`9"	Living Room	Main	32`11" x 22`10"
Bedroom - Primary	Main	15`1" x 18`11"	4pc Bathroom	Second	5`0" x 8`5"
Bedroom	Second	13`0" x 13`1"	Office	Second	9`3" x 13`5"
3pc Bathroom	Lower	8`5" x 10`6"	3pc Bathroom	Lower	4`6" x 9`4"
Storage	Lower	16`9" x 8`8"	Bedroom	Lower	16`4" x 13`0"
Exercise Room	Lower	16`10" x 13`0"	Game Room	Lower	25`0" x 46`8"
4pc Bathroom	Second	5`1" x 9`2"	Bedroom	Second	23`2" x 23`1"

Legal/Tax/Financial

Title: Fee Simple Zoning: R-CRD

Legal Desc: 9111179

Remarks

Pub Rmks: Homes like this don't come to market often! A extensively renovated, with top-of-the-line upgrades, 5 bedroom home with 6000+ square feet nestled on a private 2.62 acre property in the prestigious neighborhood of Bearspaw! From the moment you walk through the farmhouse style doors into your custom tiled entryway you'll know this home is something special. You're immediately greeted by open concept living accentuated with cathedral ceilings that overlook your west facing sunny backyard. To the left you'll find the main floor primary bedroom with spa like ensuite and another bedroom perfect for the little ones. To the right is your culinary masterpiece! The custom kitchen has maple soft close cabinets, a 48-inch gas range, industrial grade hood vent, double electric oven, full side by side fridge/freezer and is beautifully finished with cambrian quartz. Your choice to feed the family at the attached breakfast nook area off the kitchen or use your private formal dining area with floor to ceiling windows. The half storey upstairs offers a full bedroom, 4 pc bath and bonus area or office. Above the three-car attached garage is the loft area where you'll find a massive bedroom. This space could easily be converted to two bedrooms or used as a rec/playroom. The room has its own ensuite with a walk-in closet as well as a balcony overlooking the backyard. The walk out basement is an entertainer's dream! Custom stamped concrete with in floor heating runs through the lower level where you will enjoy your bar area, 8-person sauna, gym area and living room. This level also includes a bedroom and two 3pc bathrooms. This newly renovated Bearspaw property is the perfect place to call home! With over 2 acres of private landscaping overlooking a pond, a detached 3 car garage/shop with in floor heating, 7 bathrooms and easy access to local schools and shops, you won't find something like this again! Book your showing today!

Inclusions: Pool Table
Property Listed By: Charles

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











