



THE
A-TEAM

**RE/MAX
FIRST**

101 BEARSPAW MEADOWS Way, Rural Rocky View County T3L 2M3

MLS® #: **A2168760** Area: **Bearspaw_Calg** Listing Date: **10/03/24** List Price: **\$1,250,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,936**
 Low Sqft:
 Ttl Sqft: **2,936**

DOM

3
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **12**
 Garage Sz: **3**

Access:
 Lot Feat: **Dog Run Fenced In, Gentle Sloping, Landscaped, On Golf Course, Pie Shaped Lot, Views**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Holding Tank, Septic Field**
 Ext Feat: **Balcony, Dog Run, Fire Pit**

Construction: **Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source: **Shared Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Refrigerator**
 Int Feat: **Bar, Built-in Features, Kitchen Island, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`2" x 10`3"
Breakfast Nook	Main	9`3" x 13`0"
Family Room	Main	14`0" x 16`1"
Office	Main	10`0" x 11`7"
Bedroom - Primary	Second	12`5" x 18`11"
Bedroom	Second	11`0" x 12`0"

Room	Level	Dimensions
Kitchen	Main	14`3" x 16`5"
Dining Room	Main	10`0" x 13`0"
Living Room	Main	11`0" x 13`6"
Laundry	Main	7`11" x 9`1"
Bedroom	Second	12`0" x 13`0"
Bedroom	Second	10`10" x 11`1"

Bedroom
Game Room
2pc Bathroom
5pc Ensuite bath

Basement
Basement
Main
Second

9`8" x 12`1"
18`6" x 21`8"

Bedroom
Storage
5pc Bathroom
4pc Bathroom

Basement
Basement
Second
Basement

9`1" x 12`5"
9`0" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8710469

Zoning:
R-1

Remarks

Pub Rmks: **Discover the perfect blend of seclusion and convenience in this stunning 2-acre property, backing onto the Lynx Ridge Golf Course and offering breathtaking mountain views. This impressive two-storey home features over 4,000 square feet of living space, highlighted by a main floor that includes a private office, formal living and dining rooms, a cozy family room, and a spacious chef-style kitchen—imagine washing dishes with the majestic mountains as your backdrop! All the tile areas offer in floor heating as well. Upstairs, you'll find three generous bedrooms, a full bathroom, and a luxurious primary suite complete with a walk-in closet and a 5-piece ensuite. The walkout basement with in-floor heating is an entertainer's dream, boasting a wet bar, a recreation area, 2 more bedrooms, an additional 4 pc bathroom and plenty of storage space. With an oversized triple car attached garage plus ample parking in the driveway for at least a dozen vehicles, you'll have room for family and friends. Your furry companions will love the large secure dog run, while the expansive grassy areas and surrounding trees provide the privacy and tranquility you desire. Enjoy the best of country living within the city, with easy access to Stoney and Crowchild Trails, as well as nearby shopping and schools. At this price, you have the opportunity to make this beautiful home your own!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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













