



23 GROVE Lane, Rural Rocky View County T4C 2Z3

MLS® #: **A2175960** Area: **Bearspaw_Calg** Listing Date: **10/28/24** List Price: **\$2,095,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **2025**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **196,891 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,083**
 Low Sqft:
 Ttl Sqft: **3,083**

DOM

25
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **1 and Half Storey, Acreage with Residence**

Parking

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

Access:
 Lot Feat: **Cul-De-Sac, Low Maintenance Landscape, Gentle Sloping, No Neighbours Behind, Many Trees, Native Plants, Secluded, Treed**
 Park Feat: **Heated Garage, Oversized, Triple Garage Attached**
Utilities and Features

Roof: **Asphalt**
 Heating: **In Floor Roughed-In, Forced Air**
 Sewer: **None**
 Ext Feat: **Barbecue, Private Yard**

Construction: **Brick, Cement Fiber Board, Stone**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 6`8"	Mud Room	Main	15`0" x 8`2"
Exercise Room	Main	14`0" x 11`10"	Great Room	Main	24`0" x 18`0"
Kitchen	Main	18`10" x 19`0"	Bedroom - Primary	Second	15`0" x 14`8"
5pc Ensuite bath	Second	15`0" x 13`0"	5pc Bathroom	Second	14`6" x 5`9"
Laundry	Second	14`6" x 7`3"	Bedroom	Second	12`7" x 11`0"
Bedroom	Second	11`10" x 11`9"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310184

Zoning:
R-RUR

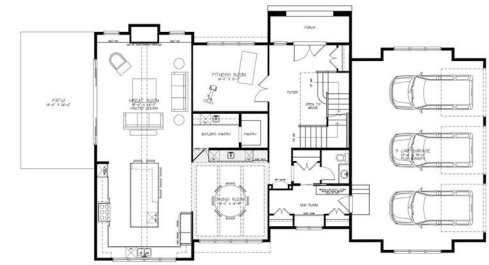
Remarks

Pub Rmks: **Welcome to the GROVE at BEARSPAW! SERENE acreage with 4 ACRE LOT, tucked away in the trees providing ideal seclusion, wind protection & serenity. Custom home is representative and can be revised to suit YOUR needs. Boasting over 3,083 sqft above grade + the possibility of another 1,800+ sqft on the lower level. HEATED oversized 3 CAR GARAGE, 3 bed + 2.5 bath, DINING, GYM/DEN, GREAT ROOM & Butler's Pantry. BUILD with GIBB Construction or bring your own builder. Grand entrance leads to open concept main floor with transitional finishes and design featuring; painted ceilings, white oak engineered floors + built-ins. Great room with 18 ft vaulted ceilings featuring a timeless stone fireplace + rustic mantle with functional ease of access to back deck. True Gourmet kitchen with soft close doors and drawers, DACOR appliance package, stone countertops, central island with seating for 5 + prep sink & HUGE walk-in + butler's pantry. Formal DEN/GYM + spacious back entrance & mud room with built-in lockers + powder room complete the main level. Gorgeous staircase with painted railings leads upstairs to primary RETREAT featuring: VIEWS, custom walk-in closet + 5 pc ensuite with IN-FLOOR HEATING, dual vanities, free standing soaker tub + custom SHOWER. 2 additional good-sized bedrooms, 5 pc bathroom + LAUNDRY with cabinets & sink. Expansive lower level with R/I in-floor HY-DRONIC HEATING, R/I WET BAR + space for ideal rec area, 4th bedroom, THEATRE & storage. Enjoy the ESCAPE of COUNTRY LIFE with AMENITIES just minutes away. Underground services to property line (GAS, POWER, TELEPHONE, WELL). Common sense Architectural Guidelines + Desirable R-RUR zoning to allow for a potential 2,045+/- sqft accessory building (Shop/Carriage House). RMS principles applied to black line drawings. Call Today to discuss further. NO BUILDING commitment. Exceptional Value!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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





MAIN FLOOR PLAN
 MAIN FLOOR AREA: 2511 SQ FT
 * NOTE: 8'-0" OF MAIN FLOOR HALLS *
 * NOTE: FRAME WINDING AT 8'-0" OF 11" (ALSO) OTHERWISE NOTED *
 * NOTE: 8'-0" OF INTERIOR DOORS (ALSO) OTHERWISE NOTED *



UPPER FLOOR PLAN
 UPPER FLOOR AREA: 1764 SQ FT
 * NOTE: 8'-0" OF UPPER FLOOR HALLS *
 * NOTE: FRAME WINDING AT 8'-0" OF 11" (ALSO) OTHERWISE NOTED *
 * NOTE: 8'-0" OF INTERIOR DOORS (ALSO) OTHERWISE NOTED *

