



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255161 BEARSPAW Road, Rural Rocky View County T3R 1B5**

MLS® #: **A2184187**

Area: **NONE**

Listing Date: **12/21/24**

List Price: **\$1,388,800**

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**  
Year Built: **1970**

Lot Information

Lot Sz Ar: **83,635 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Brush,Environmental Reserve,Fruit Trees/Shrub(s),Lake,Lawn,Landscaped,Many Trees,Pie Shaped Lot,Sloped Down Triple Garage Attached**

Park Feat:

DOM

**0**

Layout

Beds: **1 (1 )**  
Baths: **2.0 (2 0)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**  
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler,In Floor,Natural Gas,Radiant**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Private Yard**

Construction: **Stucco**  
Flooring: **Hardwood,Tile**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`9" x 7`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>22`5" x 17`9"</b>
<b>Den</b>	<b>Main</b>	<b>12`2" x 3`1"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`2" x 10`2"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`10" x 25`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>14`7" x 12`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`6" x 25`10"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**9211807**

Remarks

Pub Rmks: **A Rare Opportunity to Create Your Dream Home. Nestled on 1.92 acres of serene tranquility, this exceptional bungalow is an open canvas, awaiting a discerning family to bring their vision to life. Offering over 4,000 square feet of living space, this home provides a wealth of potential for those looking to complete an already impressive renovation project. The renovations that have been started have been executed with an incredible attention to detail, setting the foundation and mechanical systems far beyond typical standards. In the lower level, the concrete flooring has been completely excavated, raising the ceiling height and creating a more open concept space. A steel beam was added to enhance the structural integrity and flow of the lower level, ensuring both function and style. The entire lower level has been repoured, and to add an extra layer of comfort, in-floor heating has been installed throughout both floors. The upper level also benefits from the addition of in-floor heating, all of which is powered by an IBC boiler—the Ferrari of heating systems, known for its efficiency and reliability. This thoughtful investment in mechanical systems ensures both comfort and energy efficiency for years to come. The exterior of the property has also been meticulously landscaped, with beautiful rockwork, an array of trees and shrubs, and a tranquil pond, creating your very own outdoor oasis. This stunning landscape provides a peaceful retreat, perfect for relaxing or entertaining guests in a serene natural setting. The hard work has already been done for you, saving you both time and money on essential structural, mechanical, and landscaping improvements. What remains is the exciting opportunity to add your personal finishing touches and make this incredible estate your own. Call today to schedule a tour and take the next step toward completing your family's masterpiece!**

Inclusions: **None**  
Property Listed By: **Century 21 Bamber Realty LTD.**

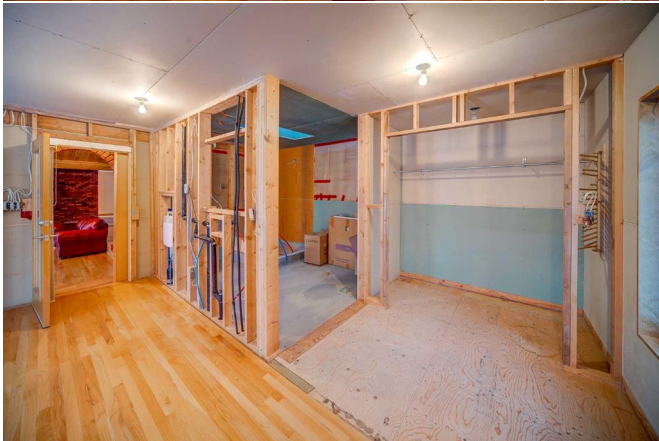
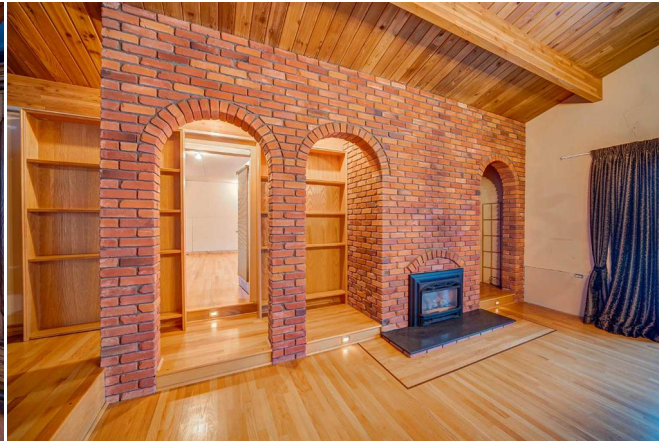
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





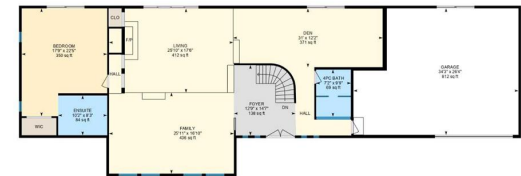






**255161 Bearsaw Rd, Calgary, AB**

Main Floor: 2270.00 sq ft  
 Lower Area: 2270.00 sq ft  
 Excluded Area: 800.47 sq ft



0 8 16

PREPARED: 2024/12/18

White regions are excluded from total floor area in EXCISE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.









