



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 BEARSPAW VILLAGE Crescent, Rural Rocky View County T3L 2P2**

MLS® #: **A2197007**      Area: **Bearspaw Village**      Listing Date: **03/01/25**      List Price: **\$1,685,000**  
 Status: **Pending**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Rocky View County**  
 City/Town: **1979**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **87,120 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **4,025**  
 Low Sqft:  
 Ttl Sqft: **4,025**

DOM

**8**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **4 Level Split,Acreage with Residence**

Parking

Ttl Park: **0**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Garden,Landscaped,Lawn,Many Trees,Pie Shaped Lot,Sloped Down,Views**  
 Park Feat: **Garage Door Opener,Heated Garage,Insulated,See Remarks,Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Mid Efficiency,Natural Gas,Wood Stove**  
 Sewer: **Septic Field,Septic Tank**  
 Ext Feat: **Balcony,Built-in Barbecue,Garden,Private Yard**

Construction: **Cedar,Other,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Slate**  
 Water Source:  
**Co-operative**  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Beamed Ceilings,Bookcases,Built-in Features,Central Vacuum,High Ceilings,See Remarks,Vaulted Ceiling(s),Wet Bar**  
 Utilities: **Electricity Connected,Natural Gas Connected,See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>22`0" x 14`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 11`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`8" x 15`6"</b>	<b>Den</b>	<b>Main</b>	<b>11`6" x 10`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`0" x 11`7"</b>	<b>Loft</b>	<b>Second</b>	<b>11`8" x 7`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>37`5" x 22`11"</b>	<b>Family Room</b>	<b>Main</b>	<b>18`10" x 11`5"</b>

<b>Laundry</b>	<b>Main</b>	<b>7`5" x 7`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`0" x 11`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 11`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`1" x 9`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`8" x 9`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>20`3" x 7`1"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>7`4" x 7`2"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>9`8" x 5`5"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>9`11" x 9`3"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>10`11" x 4`11"</b>
<b>Other</b>	<b>Main</b>	<b>39`6" x 31`0"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **7410769**

Zoning: **R-CRD**

Remarks

Pub Rmks: **Welcome to one of the finest view lots in Bearspaw Village! 2 acres of SW-backing seclusion showcases a panoramic Rocky Mountain view PLUS the hidden gem of the Bearspaw Reservoir (fishing and paddling sports are almost in your backyard)! Inside the spacious home, there are soaring vaulted cedar beam ceilings, a magical open library loft with spiral staircase, a fully finished walkout basement, and so much more. The main floor greets you with a formal dining room, sunken living room, and a custom kitchen with dark solid oak cabinetry and a built-in appliance package. Bay windows keep this area bathed in light while offering fantastic mountain views! Also on the large main floor is a bedroom, den, family room with fireplace, a full bathroom, and the laundry room (a handy laundry chute is connected to the second floor). The mountain views will continue to grab you when you head into the 1200 sq.ft. pool room! Although the pool has not been used for several years, the opportunities are endless with this spectacular area. Put in a new liner and you'll be enjoying the water in no time, or perhaps a conversion to accommodate your home business, or develop the space as a spectacular suite for family (subject to approval and permitting by the municipality)? There are plenty of options to consider. Upstairs, you will find 3 bedrooms and 2 full bathrooms, including the master suite with a walk-in closet, full ensuite bathroom, soaker tub, and a private balcony with spectacular views! Head to the lower level to relax in the professionally developed walkout basement. An oversized recreation room features custom built-in cabinetry, a large wet bar, and a Heatilator fireplace with a hidden wood storage cabinet. The fifth bedroom in the house is in the basement, along with a full bathroom, a cold room, and plenty of storage areas. This home embodies family living while also providing many sought-after country amenities outside. The site is fully landscaped with mature and thriving trees, expansive decks and patios, a paved and lit driveway, garden, plus a built-in fireplace, and an in-ground trampoline! The original owners have meticulously maintained this property and are opening the doors for the very first time to the market. This is truly a once-in-a-lifetime property!**

Inclusions: **Pool table / in-ground trampoline**  
 Property Listed By: **Real Estate Professionals Inc.**

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

















