



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2200346** Area: **Bearspaw Meadows** Listing Date: **03/08/25** List Price: **\$1,874,500**
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: **1975**

Lot Information
Lot Sz Ar: **87,120 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **4,537**
Low Sqft:
Ttl Sqft: **4,537**

DOM

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

Parking

Ttl Park: **5**
Garage Sz:

Close to Clubhouse, Cul-De-Sac, No Neighbours Behind, On Golf Course, Pie Shaped Lot, Zero Lot Line Quad or More Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Balcony, BBQ gas line, Fire Pit**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**
Int Feat: **Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-2**
Legal Desc: **7510139**

Remarks

Pub Rmks: **Welcome to Bearspaw Meadows Way NW - A Golf Course Estate with Unmatched Elegance Discover this stunning estate home in the prestigious Bearspaw Meadows Way NW, offering breathtaking views while backing onto the Lynx Ridge Golf Club. This beautifully updated home combines timeless charm with modern upgrades,**

making it a rare find in one of Calgary's most sought-after communities. Step inside to expansive living spaces designed for comfort and sophistication. The home features brand-new carpet (2024), new tile flooring, and freshly updated bathrooms, adding a contemporary touch. The kitchen is equipped with all new appliances (2024), perfect for culinary enthusiasts. Designed for both relaxation and entertaining, the main living areas are bathed in natural light, with scenic golf course views creating an exceptional backdrop. A well-appointed dining space, cozy living room, and thoughtfully designed floor plan ensure functionality and flow. Upstairs, the primary loft serves as a luxurious retreat, complemented by additional spacious bedrooms ideal for family or guests. Upgrades such as new switches, knobs, and fresh paint (2024) enhance the home's aesthetic, while practical improvements—including new asphalt shingles (2024), a replaced furnace (2024), and a new hot water system (2022)—ensure peace of mind. The Property also has a direct water supply connection through the Rural Rocky View County. The Carriage Unit above the garage also ensures endless possibilities such as AirBNB and renting with 2 side entrances. Nestled in a serene, picturesque setting, this property offers estate-style living with modern city conveniences just minutes away. Don't miss this opportunity to own an exquisite home in Bearspaw. Book your private showing today!

Inclusions:
Property Listed By:

Green House
Royal LePage Benchmark

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









