



THE
A-TEAM

**RE/MAX
FIRST**

145 ROLLING ACRES DRIVE , Rural Rocky View County T3R 1B8

MLS®#: **A2201051** Area: **Bearspaw_Calg** Listing Date: **03/14/25** List Price: **\$1,569,900**
 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** Finished Floor Area
 Year Built: **1993** Abv Sqft: **2,101**
 Lot Information Low Sqft:
 Lot Sz Ar: **87,991 sqft** Ttl Sqft: **2,101**
 Lot Shape:

DOM

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

Parking

Ttl Park: **8**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Garden,Irregular Lot,Landscaped,Private,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Dog Run,Fire Pit,Garden,Gas Grill,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Cork,Hardwood,Tile**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Double Oven,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Satellite TV Dish,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`5" x 14`0"	Breakfast Nook	Main	17`11" x 11`5"
Dining Room	Main	14`9" x 15`1"	Living Room	Main	13`2" x 17`8"
Office	Main	12`8" x 11`3"	Bedroom - Primary	Main	19`11" x 14`6"
Laundry	Main	12`1" x 6`5"	Mud Room	Main	12`5" x 8`0"
Family Room	Lower	13`1" x 17`4"	Bedroom	Lower	12`7" x 15`0"

Bedroom Lower 12`7" x 14`4"
Den Lower 11`8" x 12`2"
Storage Lower 6`2" x 10`0"
2pc Bathroom Main
3pc Ensuite bath Lower

Bedroom Lower 14`2" x 14`1"
Game Room Lower 11`11" x 18`10"
5pc Ensuite bath Main
4pc Bathroom Lower

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9010476**

Zoning: **R-1**

Remarks

Pub Rmks: **Open House: Saturday, March 22, 2:00 to 4:00 and Sunday, March 23, 2:00 to 4:00. Discover this stunning walk-out bungalow that perfectly balances tranquility and modern luxury in Bearspaw. Nestled in a private grove of trees, this beautiful home offers a bright and spacious open floor plan, featuring extensive hardwood flooring, a family room with custom built-ins, and a striking floor-to-ceiling stone fireplace. The front den, complete with a built-in desk and bookshelves, is ideal for working from home, while the formal dining/flex room adds versatility to suit your lifestyle. The chef's kitchen is a masterpiece, thoughtfully updated with antiqued cream cabinetry, a large island, granite countertops, and premium stainless steel appliances, including double wall ovens and a generous walk-in pantry. The master suite is a true retreat, designed for relaxation and indulgence, with a spa-inspired ensuite that boasts an air-jet tub, a steam shower, and luxurious finishes. Hardwood stairs lead to the fully developed walkout basement with in-floor heating, where you'll find three additional bedrooms, two bathrooms, a flex space, and an expansive family/rec room complete with a large wet bar and a second fireplace—perfect for entertaining or unwinding. This home has been impeccably maintained with numerous recent upgrades, including a new furnace (2019), hot water tank (2024), HVAC and return system (2024), boiler system (November 2024), water softener (2019), and humidifier (2019). Additionally, 1/3 of the windows have been replaced with triple-pane windows for enhanced energy efficiency. The garage features new doors (2021), and the curtains throughout the home will remain for the new owners. Step outside to your private paradise. In addition to the inviting fire pit and hot tub, you'll discover an extraordinary enclosed garden—like nothing you've ever seen before. This meticulously designed space is perfect for growing your favorite flowers, vegetables, or herbs, offering endless possibilities to indulge your green thumb. This property offers an abundance of practical features, including a heated garage, RV parking, a massive 34'x14' shed, and a covered dog run. Located just minutes from Calgary's NW amenities, this exceptional property provides the perfect combination of peaceful seclusion and urban convenience.**

Inclusions: **Curtains, Hot Tub**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











