

# \$2,849,900 - 117 Bearspaw Village Crescent, Rural Rocky View County

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MLS® #A2203176

**\$2,849,900**

4 Bedroom, 5.00 Bathroom, 3,683 sqft  
Residential on 2.00 Acres

Bearspaw Village, Rural Rocky View County,  
Alberta

## BEARSPAW VILLAGE STUNNER!!!

Opportunities to own a WALKOUT BUNGALOW on the ridge of one of the most sought-after areas in Alberta do not come to market too often. This one-of-a-kind property is special and you feel it the minute you drive down the tree-lined concrete driveway to your 2-acre sanctuary with 180-degree views of the Bow River Valley and Rocky Mountains. Extensively upgraded and well cared for, this sprawling estate located on the ridge, welcomes you with views straight west as you enter the home and make your way into the vaulted ceiling dining room and living room, complete with its very own wood-burning fireplace. The chef's dream kitchen has been completely redone with an oversized center island, Miele Appliance package with a warming drawer & steam oven overlooking your cozy family room with yet another fireplace, one of four in the home. A total of 3 bedrooms on the main floor, or convert one into an office with those epic views if you choose, and a primary suite that makes you feel like you're staying at a high-end hotel with a large walk-in closet, heated tile floors, oversized shower, double vanities with a 2-sided fireplace and a master retreat with those incredible views to wake up too. Not ready for bed? Maybe go for a swim in the enclosed POOL room complete with a hot tub



and access to the full-width deck off your west-facing backyard. Get out of the pool and head to the lower level and jump in the sauna for a few minutes before enjoying the evening in your basement built for entertaining. A Wine Cellar, Wet Bar, Billiards Area, 4th bedroom, an oversized Gym with a built-in Murphy bed, the perfect setup for those out-of-town guests, and 2 more full baths complete this well-appointed lower level. Triple heated garage, separate toy and equipment garage off the lower level, Central Air, Full Sonos Sound System, permanent exterior lights, Irrigation system, an outdoor space complete with infra-red heaters, and oh did we mention those views from the lower level as well? This home has it all and is the perfect place to call home with breathtaking views, turn-key renovations, and an inviting place for entertaining during the holidays in the quiet neighborhood of Bearspaw Village. This is a rare opportunity to own an estate on one of the nicest ridges in Alberta. This one is a must-see!!!

Built in 1978

### **Essential Information**

MLS® #	A2203176
Price	\$2,849,900
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,683
Acres	2.00
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	117 Bearspaw Village Crescent
Subdivision	Bearspaw Village
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2P2

## Amenities

Parking Spaces	8
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Wet Bar, Sauna
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Warming Drawer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard, Awning(s)
Lot Description	Garden, Landscaped, Many Trees, Private
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 17th, 2025
Days on Market	34
Zoning	R-1

## Listing Details

Listing Office	Real Broker
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