

# \$2,995,000 - 95 Bearspaw View, Rural Rocky View County

---

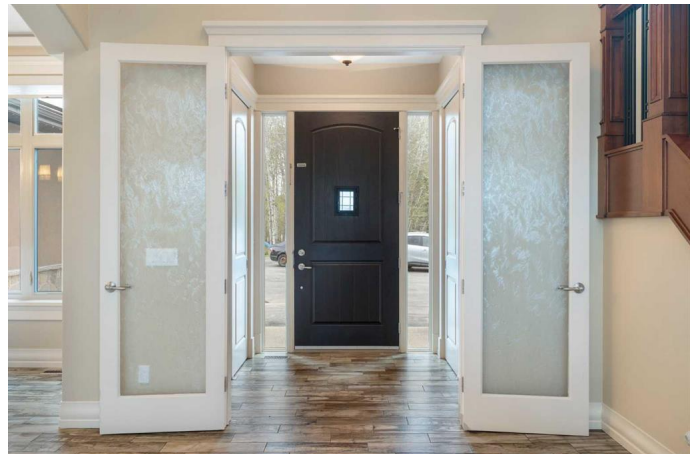
MLS® #A2223374

**\$2,995,000**

7 Bedroom, 7.00 Bathroom, 4,802 sqft  
Residential on 4.50 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

An Exquisite 4.5 acre estate in prestigious Bearspaw! Tucked in behind 12 Mile Coulee on BEARSPAW VIEW, this lot is as close to the city as you get while still enjoying the pinnacle of quiet country living. This extraordinary 2016 custom-built luxury home is set on a beautifully treed lot with a very usable yard for family fun and games. Privately gated with a winding tree-lined driveway, this magnificent residence is beautifully set back in the site. Quality is immediately apparent on the exterior with exposed aggregate pads and stairs, real stone cladding, a RUBBER ROOF, and GEMSTONE lighting! The floor plan of this home blends functionality and luxury through its high end materials, and amazing layout! The floorplan design allows for 6 of the 7 BEDROOMS to be serviced with ensuite washrooms providing luxury to every family member and guest. The homes flexibility is showcased by having the equivalent of 3 PRIMARY BEDROOMS - one on each level of the home! The custom home itself showcases exquisite flooring, beautiful materials and thoughtfully curated lighting throughout. The kitchen is large and bright and has all the top end appliances you'd expect with high ceilings, a massive island and well finished cabinet work complete with a paneled fridge & freezer. The breakfast nook is surrounded with glass and views to the yard. Don't miss the



entirely separate SPICE KITCHEN for chefs or food prep - right off of the large WALK THRU PANTRY. Additional main floor highlights include a refined private office, a practical mudroom, gorgeous open but formal dining room - all culminating under the 20 ft coffered ceiling main space with 2 storey window wall and floor to ceiling real stone fireplace. Ascending to the upper level one finds comfort and privacy. A secondary family bonus room offer more spaces for family time and entertaining. The luxurious upper primary suite is impressive with its expansive walk-in closet, private deck and an opulent 5-piece ensuite with a massive steam shower. Additional bedroomsâ€”each thoughtfully designedâ€”include a private 4-piece ensuite and generous walk-in closet, ensuring every resident enjoys a private haven. The fully developed walk-out basement radiates warmth with in-floor heating and abundant natural light, creating an ideal environment for both relaxation and entertainment. Here, youâ€™ll find a sleek bar, a versatile recreation room, a spacious family lounge, multiple guest bedroomsâ€”including one with a contemporary ensuiteâ€”and a private home office for uninterrupted productivity. The impeccably landscaped grounds lead to a heated 220-volt LARGE WORKSHOPâ€”ideal for the discerning hobbyist or collectorâ€”while and well placed outdoor gazebo offers a peaceful retreat to unwind and connect with nature right in your own back yard. This extraordinary property is a greatÂ opportunity!

Built in 2016

## Essential Information

MLS® #	A2223374
Price	\$2,995,000
Bedrooms	7

Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,802
Acres	4.50
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	95 Bearspaw View
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1A4

### **Amenities**

Amenities	None
Parking	Quad or More Attached

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar, Jetted Tub, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Family Room, Gas, Insert, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Many Trees
Roof	Rubber
Construction	Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	86
Zoning	R-CRD
HOA Fees	1320
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.