

\$1,695,000 - 51 Bearspaw Summit Place, Rural Rocky View County

MLS® #A2224598

\$1,695,000

4 Bedroom, 4.00 Bathroom, 1,795 sqft
Residential on 1.98 Acres

Bearspaw Summit, Rural Rocky View County,
Alberta

Custom WALK-OUT hillside Bungalow on a quiet cul-de-sac with SOUTH-WEST exposure + stunning VIEWS of the ROCKIES! Ideal location on a 2 Acre Lot with a mix of TREES, pond, sitting areas, VIEWS & PRIVACY. Boasting 4,596 sqft of meticulously maintained & elegantly designed living space featuring: an oversized HEATED 3 CAR GARAGE, 4 bedrooms, 3.5 baths, DEN/STUDY, Formal LIVING & DINING, GYM & rec room + family & GREAT ROOM. European inspired design with coffered, dental & hand-crafted prairie inspired HIGH ceilings. Open floor plan with main floor living room with custom built-ins + fireplace opens to nook + dining & gourmet kitchen with breakfast bar + stainless steel appliances including WOLF range & Meile Dishwasher + walk-in pantry. Primary retreat with SOAKER TUB, custom steam shower, dual vanities with in-floor heating & spacious bedroom with custom built-in dresser & TV wall unit with direct access to SOUTH facing SUNNY deck with BBQ gas line + speakers. 2 pc powder room & mudroom complete the main level. Over 2,800 sqft developed on the lower level offering a family room with library + gas fireplace, DEN with etched window, 3 bedrooms / GYM or FLEX room, 2 full bathrooms, laundry with sink / cabinets + absolutely huge GREAT ROOM with built-in speaker + surround sound, custom wet/bar,



built-in TV wall unit, games area + rec room with pool table. Additional upgrades and features include: EXTERIOR – Newer Roof (2016), new asphalt garage apron + re-sealed driveway, RV septic pump out, backyard power, aluminum clad windows, aggregate patios with BBQ gas line + power for Hot Tub. INTERIOR – Wood kitchen, interior doors & walls laced in decorative paint detail, A/C, built-in speakers, new HE furnace (2019), infrared sauna, massive amount of storage, R/O and Water Softener, new HWT (2024), Heated Garage, Hunter Douglas Blinds, Built-ins and much more. Enjoy the ESCAPE of ACREAGE LIFE with WILDLIFE & NATURE at your back door, while still enjoying all the CITY amenities just minutes away. Close to exceptional Schools, Downtown, BOW RIVER, Golf, LRT, Restaurants, Shopping + the ROCKIES. Exceptional Opportunity!

Built in 2000

Essential Information

MLS® #	A2224598
Price	\$1,695,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,795
Acres	1.98
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	51 Bearspaw Summit Place
Subdivision	Bearspaw Summit

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1B5

Amenities

Utilities	Cable Internet Access
Parking Spaces	10
Parking	Additional Parking, Heated Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Many Trees, Sloped, Views, Wooded
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	22
Zoning	R-CRD

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.