

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

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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	Heated Garage, Triple Garage Attached, Additional Parking
# 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	19
Zoning	R-CRD

### **Listing Details**

Listing Office

RE/MAX House of Real Estate

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