



66 Bearspaw Summit
Rural Rocky View County, Alberta

MLS # A2292063



\$1,575,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,801 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field, Septic Tank
Roof:	Pine Shake	Condo Fee:	-
Basement:	Full	LLD:	36-25-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	C-RD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Upright freezer in basement, refrigerator in basement, TV wall mount bracket in basement, treehouse with slide (as-is), metal shelving, alarm system, greenhouse

**** Watch the full CINEMATIC property tour**** Welcome to this custom two-storey 4213 sqft home by Maillot Homes, perfectly positioned on a private, treed 2-acre parcel in the HEART OF BEARSPAW. Offered by the original owners, this elegant country home blends timeless design with thoughtful updates. It is METICULOUSLY maintained and a truly peaceful setting just 5 minutes from the city limits and amenities. Step through the enclosed entry into a dramatic vaulted foyer where a graceful curved staircase and sparkling chandelier create a memorable first impression. Large picture windows fill the home with natural light, highlighting the spacious principal rooms designed for both everyday living and entertaining. The kitchen features refinished oak cabinetry, GRANITE COUNTERTOPS, stainless steel appliances, a corner pantry, island, and tiled backsplash. The sunny-bayed breakfast nook opens to a large exposed aggregate patio overlooking the beautifully landscaped yard, while the adjoining family room offers a cozy FIREPLACE with custom built-ins and stone surround. A main floor office with south-facing windows, convenient laundry with garage access, and elegant living and dining rooms complete the main level. Upstairs, the home offers three generous bedrooms plus a bright bonus room with deck access to a Juliet balcony. The primary retreat includes a large walk-in closet and a luxurious 5-piece ensuite with jetted tub and double vanity. The fully developed basement provides a spacious recreation area with endless potential, a fourth bedroom, and abundant storage. RECENT UPDATES: Include: \$40K in groundworks, NEW hot water tanks, sump pumps, septic tank pump and plumbing, Moen Flo device on main water line, NEW dishwasher, Induction range, and upright freezer. Additional HIGHLIGHTS include central air conditioning, newer

furnace, triple attached oversized insulated garage, dry riverbed landscaping, greenhouse, and a private yard surrounded by mature trees. A rare opportunity to enjoy the tranquility, space, and lifestyle that make Bearspaw one of the region's most sought-after acreage communities.