



**260048 Bearspaw Road**  
**Rural Rocky View County, Alberta**

**MLS # A2300152**



**\$1,850,000**

<b>Division:</b>	Bearspaw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,507 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.46 Acres		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Many Trees, Open Lot, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Posh Paws Building fridge, dishwasher, microwave

Nestled on a breathtaking 5.46 acre parcel, this exceptional acreage property offers the perfect blend of natural beauty, functional space, and refined comfort. Boasting incredible curb appeal, the home welcomes you with a charming, expansive front porch—an ideal spot to relax and take in the peaceful surroundings. Thoughtfully designed front garden beds add character, while a massive wraparound driveway provides convenience and an impressive sense of arrival. The property itself is truly remarkable, featuring gently rolling hills, mature trees, and fencing that enhances both privacy and usability. Adding unique value, the acreage is home to Bearspaw’s Poshpaws Luxury Cat Resort, a well-appointed space complete with its own 2-piece bathroom and a functional kitchenette equipped with a dishwasher, fridge, microwave, and sink. Inside, the heart of the home is the stunning kitchen, designed for both everyday living and entertaining. It features a large central island with breakfast bar seating, sleek quartz countertops, stainless steel appliances, and a gas range stove for the home chef. A window above the sink frames picturesque views of the front yard, while a spacious pantry ensures ample storage. Adjacent to the kitchen, the bright and inviting eating nook is filled with natural light and offers a seamless, open-concept flow—ideal for casual meals and family gatherings. The living room is equally impressive, highlighted by a vaulted ceiling that enhances the sense of space, along with a cozy gas fireplace complete with a mantle and elegant stone surround. The primary bedroom is a peaceful retreat, generously sized and overlooking the private backyard. The luxurious 5-piece ensuite includes a dual vanity, stand-alone shower, and a walk-in closet, creating a spa-like experience at home. A convenient main floor laundry room adds practicality,

featuring a sink and abundant counter space for organization. The fully developed walkout basement is bright and welcoming, with large windows and direct access to the backyard. It offers a spacious family room, two additional bedrooms, and a shared 4-piece bathroom. A dedicated gym space provides flexibility and can easily be converted into a fourth bedroom with its own walk-in closet. Additional features include two furnaces, a water softener, central vacuum system, and a new septic tank—ensuring comfort and peace of mind. This extraordinary property delivers the tranquility of country living with thoughtful amenities and endless potential.