



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

24020 Aspen Drive
Rural Rocky View County, Alberta

MLS # A2319896



\$1,995,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,616 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	4.55 Acres		
Lot Feat:	Front Yard, Lawn, Many Trees, No Neighbours Behind, Private, Wooded		

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-25-2-W5
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Natural Woodwork, Sauna, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Office Desk Set, Pool Table, Primary Bedroom Drapery, "Universal" Gym Equipment(s), Patio Furniture, Indoor BBQ, reverse osmosis system		

Tucked discreetly among mature trees on 4.55 beautifully private acres, this exceptional just over 6,700 sqft walkout bungalow is a rare opportunity to own a true Bears paw estate property 1 minute outside city limits. Set well back from the road and surrounded by a peaceful forest canopy, this custom-built residence reflects an era when homes were designed and crafted without compromise, offering exceptional privacy, timeless architecture, and remarkable potential. Built as a luxury home, its enduring craftsmanship is showcased through rich oak millwork, raised-panel doors, custom wall panelling, intricate ceiling details, soaring cedar-clad vaulted ceilings with exposed beams, skylights, and a dramatic circular staircase that anchors the heart of the home. Inspired by the clean lines and natural materials of West Coast Modern design, the home celebrates light, warmth, and a seamless connection to its surroundings. Expansive south-facing windows flood the principal living spaces with natural light while framing picturesque views of the trees and surrounding landscape. Designed for both family living and entertaining, the spacious main level offers generous living and dining areas, a welcoming family room with wood-burning fireplace, oak built-ins, and direct access to the impressive 750 sq.ft. west-facing deck. The kitchen features two built-in ovens, a gas-fired indoor grill, new electric cooktop, and a bright breakfast nook overlooking the backyard. The private bedroom wing includes 3 spacious bedrooms, highlighted by the primary retreat with deck access, walk-in closet, and 5-piece ensuite. A full bath, powder room, laundry, and mudroom complete the main level. The fully developed walkout level offers exceptional flexibility with a large recreation room with pool table, spacious wet bar and stone fireplace, a large wine room with storage, sauna, full

bath, office space, media room with play area, plus multiple rooms ideal for hobby space or additional storage. The updated gym is a family's dream. The home has benefited from numerous recent other improvements, including nearly all new windows, 2 new boilers, new hot water tank, water softener and reverse osmosis system, new dishwasher and electric cooktop, upgraded security system with 4 cameras and doorbell camera, rough-in for a generator, repaved sport court (2022), and a new sports storage shed. The quad garage, workshop, and abundant storage easily accommodate vehicles, equipment, and hobbies. The former tennis court offers exciting potential as a tennis, pickleball, or multi-sport court, while the expansive grounds provide endless room for children, pets, and outdoor recreation. Perfectly positioned just minutes from northwest Calgary amenities, Rocky Ridge YMCA, with the mountains just over an hour away, this is a rare opportunity to own an architecturally distinctive Bearspaw estate where exceptional craftsmanship, natural beauty, and endless possibilities come together.