



30078 Burma Road
Rural Rocky View County, Alberta

MLS # A2320915



\$1,799,800

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,237 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Driveway, Oversized, Triple Garage Attached		
Lot Size:	3.85 Acres		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Pie Sha		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Slate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-26-3-W5
Exterior:	Stone, Stucco	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, Washer & Dryer, 4 Garage Openers, All Window Coverings

WELCOME TO YOUR PRIVATE BEARSPAW RETREAT. Set on 3.58 beautifully landscaped acres with potential for future subdivision (subject to approvals), this exceptional walkout bungalow offers the perfect balance of luxury, space, and functionality, just minutes from Calgary's city limits. Finished in warm stucco and natural stone, this home sits at the end of a circular exposed aggregate driveway, lined with mature spruce and aspen trees. An oversized triple attached garage and a detached double garage offer plenty of room for vehicles, toys, or a workshop. As you enter through the double doors, you are welcomed into a showhome quality interior offering over 4,000 sqft of developed living space. The open-concept main floor is anchored by a true chef's kitchen, complete with custom travertine cabinetry fitted with crown mouldings, granite countertops, top of the line Viking brand appliances, and a generous prep island — all flowing seamlessly into a sun-filled breakfast nook with access to the wrap around back deck and an inviting living room warmed by a gorgeous stone surround gas fireplace. A separate formal dining room provides an elevated setting for hosting family and friends. The primary suite is a true retreat, featuring a spa-inspired 5-piece ensuite with a corner soaker tub set beneath frosted privacy windows, double vanity, glass-enclosed shower, and a generous walk-in closet. A second bedroom with walk-in closet and private 3-piece ensuite bathroom, separate laundry room with walk-in closet plus access to the triple attached garage and 2-piece guest bathroom complete the main level. The fully developed walkout basement is an entertainer's dream, featuring a massive recreation room centered around a stone fireplace with patio doors leading to the rear patio and backyard, a complete second kitchen with travertine cabinetry, stainless appliances and rich

slate tile flooring, two additional large bedrooms one with 4-piece ensuite and walk-in closet, additional 3-piece bathroom and abundant storage. Outdoor living continues to impress with the private, fully treed yard - a rare combination of seclusion and proximity to the city. Aerial views showcase the property's setting with rolling acreage, mature woodland, and even distant mountain views on a clear day. Additional features include central vacuum throughout and five garage door openers spanning the triple and detached garages. Rarely does a property combine this level of presentation, functionality, and future potential. Located in one of Rocky View County's most sought-after acreage communities, this remarkable Bearspaw estate delivers the tranquility of country living with effortless access to Calgary, schools, shopping, and everyday amenities. A truly exceptional opportunity.