

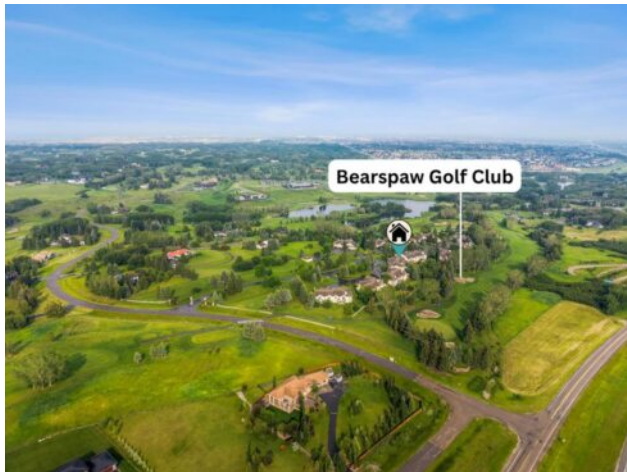


GRASSROOTS
REALTY GROUP

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126 Country Club Lane
Rural Rocky View County, Alberta

MLS # A2325837



\$1,175,000

Division:	Bears paw Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,961 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Landscaped		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,052
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Wet Bar		
Inclusions:	Pool Table		

Rare opportunity to own one of Bears paw's finest executive bungalow villas. No expense spared with over \$250K in additional renovations in the last 2 years alone, this beautifully renovated, south-backing walkout offers nearly 3,830 square feet of professionally finished living space, spectacular natural light, and peaceful park-like views overlooking the manicured grounds of Bears paw Golf Club. Soaring vaulted ceilings, expansive windows, and rich hardwood flooring create an inviting atmosphere filled with warmth and elegance. A stunning built-in library with custom cabinetry provides the perfect home office or reading retreat, while the open-concept living and dining areas are designed for everyday comfort and effortless entertaining. The chef-inspired country kitchen has been thoughtfully updated with premium appliances, a Wolf gas cooktop, new butcher block island ideal for baking, updated sink and faucets, walk-in pantry, and a charming two-sided gas fireplace that creates a warm connection between the kitchen and breakfast area. The main floor is anchored by an impressive primary suite featuring electric blinds with blackout shades and a completely redesigned spa-inspired five-piece ensuite. Luxurious heated tile flooring, an oversized double walk-in shower with dual rain heads and five body sprays, heated shower bench, heated tub deck, elegant freestanding soaker tub, custom vanity, and heated bidet toilet combine to create an everyday luxury experience. The fully developed walkout lower level continues to impress with in-floor heating, oversized windows, an expansive recreation and entertainment area, three-sided fireplace, wet bar, spacious guest bedroom with adjoining bathroom making it ideal for overnight guests or multigenerational living. This home has undergone extensive upgrades for both comfort and peace of mind, including

complete Poly-B plumbing replacement, triple-pane windows and doors with Phantom screens, upgraded insulation, updated electrical, LED lighting throughout, fresh paint including ceilings, new carpet, renovated guest bathroom, high-efficiency furnace, two hot water tanks, central vacuum system, premium washer and dryer with updated laundry room, and a beautifully finished storage and workshop area. The oversized triple attached garage has been transformed into an enthusiast's dream with radiant gas heating, Polyaspartic flooring, fresh paint, upgraded lighting, and exceptional storage. Step outside to enjoy your large private south-facing deck or lower covered patio surrounded by mature trees, beautifully maintained green space, and the tranquil setting that makes Bearspaw one of Alberta's most sought-after luxury communities. Located just minutes from Calgary while offering the privacy and serenity of country living, this home provides the perfect balance of convenience and lifestyle. Residents enjoy proximity to Bearspaw Golf Club, scenic pathways, rolling countryside, and easy access to major routes leading into the city.