



GRASSROOTS
REALTY GROUP

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31 Biggar Heights Bay
Rural Rocky View County, Alberta

MLS # A2326666



\$1,495,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,921 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	4.27 Acres		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Private, R		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Parquet, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-26-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Wood	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions: Lower Kitchen: Dishwasher, Stove, Fridge, Microwave; Toilet Automated Bidet Seats (x2)

Welcome to this stunning bungalow nestled on a private, treed acreage in the prestigious community of Bears paw. Just minutes from Calgary and Cochrane, this beautifully updated custom home offers the perfect balance of peaceful country living and city convenience. Offering nearly 4,000 sq. ft. of developed living space, this versatile home features 5 spacious bedrooms, making it ideal for large families or MULTIGENERATIONAL living. A standout feature is the fully autonomous, legalized 2-bedroom guest suite, complete with its own entrance, kitchen, laundry, and separate mechanical room. Perfect for MORTGAGE HELPER. The renovated kitchen showcases ceiling-height cabinetry, new flooring, stainless steel appliances with built-in oven and cooktop, and a large island with seating. A bright breakfast nook and formal dining room complete the main living space. The spacious primary suite features a beautifully renovated ensuite with dual vanities and a glass-and-tile shower, while the main bathroom has also been tastefully updated. Extensive recent upgrades provide exceptional value and peace of mind, including 2 new high-efficiency furnaces (10-year warranty), new upstairs A/C, new Nest smart thermostats, a new hot water tank (5-year warranty), all Poly-B plumbing replaced, upgraded electrical panel, triple-pane windows, new fencing, and smart toilets throughout. Outdoor living is equally impressive with expansive wraparound decks on both levels, offering beautiful sunrise views and opportunity to see the abundant wildlife, and complete privacy. The property features established fruit trees (pear, apple, sour cherry, and Saskatoon berries), cultivated garden spaces, chicken coop and a cold room perfect for storing homegrown produce. The oversized heated detached triple garage is a dream for hobbyists and car enthusiasts, complete with a Tesla

EV charger and plenty of room for a workshop. Additional highlights include co-op water service, no HOA fees, low-maintenance treed acreage, RVC approval for ADU, and for the kids-school bus service to the front door. Situated at the entrance to a quiet cul-de-sac and backing onto green space, this exceptional property offers modern upgrades, flexible living space, income potential, and the serenity of acreage living in one of Bearspaw's most sought-after locations.