



**GRASSROOTS**

REALTY GROUP

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**61 Bearspaw Heights Place  
Rural Rocky View County, Alberta**

**MLS # A2326708**



**\$605,000**

**Division:** NONE

**Lot Size:** 1.98 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 13-26-3-W5

**Zoning:** R

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

Welcome to 61 Bearspaw Heights—an exceptional 1.98-acre lot in one of Rocky View County's most desirable rural communities. This rare opportunity allows you to build your dream home while enjoying the perfect blend of privacy, luxury, and convenience. Located in an exclusive subdivision of only 8 lots, this premium parcel is surrounded by beautiful 40+ year mature trees, creating a private, picturesque setting with plenty of space for a custom home, detached garage, workshop, or outdoor living oasis. Water, natural gas, and electricity are available at the property line, with a private septic system to be installed by the buyer. Enjoy peaceful country living with no HOA fees, while being just minutes from Calgary and close to shopping, schools, golf courses, and everyday amenities. Don't miss this opportunity to own a premium estate lot in prestigious Bearspaw Heights and build the lifestyle you've always envisioned.