



GRASSROOTS
REALTY GROUP

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28 Bearspaw Green
Rural Rocky View County, Alberta

MLS # A2342856



\$3,250,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow with Loft		
Size:	3,604 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Gated, Heated G		
Lot Size:	3.18 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, See Remarks,		

Heating:	Boiler, Fan Coil, See Remarks	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle, Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stone, Stucco	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Refrigerator (total 2), Dishwasher (total 2), Washer (total 2), Dryer (total 2), Camera System

A truly exceptional Bearspaw estate where modern West Coast design meets effortless luxury and everyday livability. Set on a private, beautifully treed lot, this remarkable bungalow offers approximately 6,400 sq. ft. of refined living space, with an impressive collection of amenities designed for both sophisticated entertaining and relaxed family living. The bright, open-concept main level is anchored by a spectacular chef's kitchen featuring a massive island, high-end appliances and a generous butler's pantry, flowing seamlessly into the dining and living spaces. The fully developed walkout level takes entertaining to another level, with an impressive wet bar, temperature-controlled wine room and expansive recreation and gathering spaces, all opening directly to the outdoors. With seamless indoor-outdoor flow, the lower level is perfectly suited for everything from large-scale entertaining to relaxed evenings with family and friends. Wellness and recreation are built into the home with a dedicated gym and yoga room, while the expansive outdoor room extends the living space year-round with screens, heaters and a fireplace. Whether hosting a summer gathering or enjoying a quiet evening surrounded by trees, this is a home designed to embrace its natural setting. Every bedroom is thoughtfully designed with its own ensuite, providing comfort and privacy for family and guests alike. The garage accommodations are truly exceptional, with space for up to eight vehicles plus a character-filled barn offering additional room for tractors, recreational equipment and more. Above the garage, a private office loft provides a quiet and inspiring workspace separate from the main living areas. Located in sought-after Bearspaw, this private retreat offers the tranquility and space of acreage living while remaining conveniently close to Rocky Ridge amenities, the YMCA

and everyday conveniences. A rare combination of architectural design, extraordinary amenities, thoughtful functionality and a private natural setting.