



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3 Blackwell Bay
Rural Rocky View County, Alberta

MLS # A2345562



\$1,950,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,450 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Door Opener, Gravel Driveway, Oversized, Triple Garage Attached		
Lot Size:	2.35 Acres		
Lot Feat:	Back Yard, Lawn, No Back Lane, No Neighbours Behind		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Hardwood, Slate

Roof: Clay Tile

Basement: Full

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Water: Co-operative

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 24-25-3-W50

Zoning: R-CRD

Utilities: -

Features: Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Tile Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Electric Stove (Basement), Dishwasher (Basement), Refrigerator (Basement), Range Hood (Basement), Central Vacuum

Perched above the Bow River Valley in the sought-after community of Bearspaw, this walkout bungalow sits on just under 2.5 acres and offers over 4,800 sq. ft. of developed living space, featuring 4 bedrooms, 3 full bathrooms, and unobstructed west-facing views of the Bow River Valley, Bow River, and Rocky Mountains. The main level features an open-concept layout with vaulted ceilings, skylights, large windows, hardwood and slate flooring, solid wood doors, and a Ficus tree feature at the centre of the home. The kitchen includes granite countertops, a central island, breakfast bar, gas range, built-in appliances, and a dining area, with a three-way fireplace connecting the kitchen, dining, and living spaces. The main-floor primary bedroom takes advantage of the valley views and includes his-and-hers walk-in closets and an ensuite with a jetted tub, separate shower, and bidet. A second main-floor bedroom provides flexibility as a guest room, office, or den, while a spacious mudroom adds everyday functionality. The fully developed walkout level provides additional living space, including a second kitchen with breakfast bar and dining area, large living room, office area, two bedrooms, and a full bathroom with jetted tub and separate shower. A private walkout provides direct access to the surrounding grounds, while a cold room, mechanical room, and additional storage offer practical utility. Additional features include a low-maintenance clay tile roof, recently serviced, a brand new hot water tank, and a basement prepared for the installation of a boiler for in-floor heating. The oversized triple garage offers high ceilings with enough space for 4 vehicles. The unpaved driveway complements the property's rural setting. Located in Bearspaw, the property provides the space and privacy of acreage living while remaining within reach of Calgary's northwest amenities, schools, local markets,

community services, and outdoor recreation, including Glenbow Ranch Provincial Park and the Bow River valley.