



GRASSROOTS
REALTY GROUP

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32116 Township rd 262
Rural Rocky View County, Alberta

MLS # A2348811



\$2,195,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,069 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Pas		

Heating:	Electric, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-26-3-W5
Exterior:	Stucco	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Hot tub, Electric Fireplace Heater, Workbenchs in basement, 2 standalone closets

A rare gem in Bearspaw—offered to market for the very first time. Experience the perfect blend of peaceful country living with unmatched convenience, just minutes from Calgary and Cochrane. Situated on 4.99 beautifully maintained acres, this extensively updated 4-bedroom, 4-bathroom home showcases thoughtful upgrades and enhancements throughout, designed to elevate acreage living. The spacious, modern kitchen features quartz countertops, new appliances, and a bright breakfast nook overlooking the charming front porch. The dining area captures stunning mountain views, while expansive windows throughout the home frame a landscape you’ll never tire of. The main floor primary suite offers comfort and function, complete with a walk-in closet finished by California Closets and a private ensuite. Upstairs, you’ll find two generously sized bedrooms with ample storage, including walk-in closets, along with a well-appointed 4-piece bathroom. A newly finished loft adds versatile living space—ideal for a home office, additional lounge area, or guest retreat. Below, the heated double garage is equipped with a natural gas heater and provides ample space for two large vehicles, along with convenient side and rear entry access. The partially developed basement includes a fourth bedroom, a half bathroom, and flexible space perfect for a home gym, recreation room, or play area, with additional room available for future development or storage. Outdoor living is equally impressive. A newly completed outdoor kitchen and hot tub area, set on stamped concrete, creates a private, year-round entertaining space. Additional stamped concrete patios enhance both the front and side of the home, offering multiple areas to relax and host. A newly poured concrete parking pad (2025) adds further functionality. The 2,000 sq ft shop, built in 2025, is a

standout feature with two 14-foot overhead doors and 16-foot ceilings—ideal for a wide range of uses, from hobby space to business or storage. This exceptional property delivers the best of acreage living with modern comfort, breathtaking views, and room to grow.