



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

65 Bearspaw Pointe Way
Rural Rocky View County, Alberta

MLS # A2212048



\$3,995,000

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|------------------|---|---------------|-------------------|
| Division: | Bearspaw Pointe | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,569 sq.ft. | Age: | 1992 (33 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated | | |
| Lot Size: | 5.46 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees | | |

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|--------------------|--|-------------------|---------------------|
| Heating: | Fan Coil, In Floor, Natural Gas | Water: | Well |
| Floors: | Concrete, Hardwood, Slate | Sewer: | Other, Septic Field |
| Roof: | Concrete | Condo Fee: | - |
| Basement: | Crawl Space, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar | | |
| Inclusions: | built in ice maker. | | |

. Welcome to one of the most coveted view lots in Bearspaw—perched majestically on a 5.46-acre ridge, offering truly unobstructed panoramic vistas of the Bow River Valley and the iconic Rocky Mountains. This fully renovated walkout bungalow blends classic craftsmanship with modern elegance, designed to make the most of its world-class surroundings. From the moment you arrive, the home’s full brick exterior, concrete tile roof, and solid concrete decks speak to the durability and quality of its construction. Step inside to a sprawling 900 sq. ft. GREAT ROOM where seamless glass windows frame jaw-dropping views—bringing nature’s masterpiece right into your everyday living space. And when it comes to outdoor living, this property truly shines. A spectacular outdoor living room awaits—complete with motorized power screens, built-in overhead heaters, and a cozy fireplace—allowing you to enjoy year-round comfort while soaking in the breathtaking landscape. Whether you’re entertaining guests or savoring a quiet evening at home, this space redefines what it means to live outdoors. If you’re searching for a home that offers peace, privacy, and one of the most spectacular natural backdrops in Alberta, this is it. Luxury, longevity, and a view you’ll never stop admiring.