

\$3,995,000 - 65 Bearspaw Pointe Way, Rural Rocky View County

MLS® #A2212048

\$3,995,000

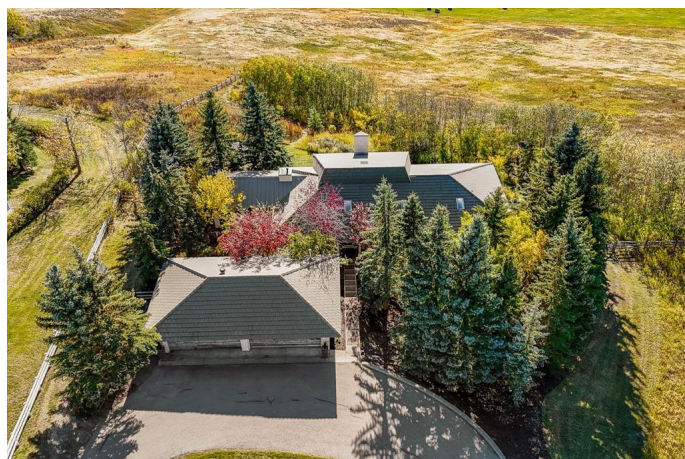
4 Bedroom, 3.00 Bathroom, 2,569 sqft
Residential on 5.46 Acres

Bearspaw Pointe, Rural Rocky View County,
Alberta

Welcome to one of the most coveted view lots in Bearspawâ€”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 homeâ€™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 viewsâ€”bringing natureâ€™s masterpiece right into your everyday living space. And when it comes to outdoor living, this property truly shines. A spectacular outdoor living room awaitsâ€”complete with motorized power screens, built-in overhead heaters, and a cozy fireplaceâ€”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 youâ€™ll never stop admiring.

Built in 1992

Essential Information

MLS® #	A2212048
Price	\$3,995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,569
Acres	5.46
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	65 Bearspaw Pointe Way
Subdivision	Bearspaw Pointe
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2P6

Amenities

Parking Spaces	4
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Quad or More Attached, Driveway, See Remarks
# of Garages	4

Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Skylight(s)
-------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, See Remarks, Washer, Water Softener, Window Coverings, Built-In Freezer, Wine Refrigerator
Heating	Fan Coil, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Mantle, Wood Burning, Glass Doors, Outside, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Crawl Space

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Lighting, Other, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Sloped Down, Treed, Views
Roof	Concrete
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2025
Days on Market	3
Zoning	R-1

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.