



GRASSROOTS
REALTY GROUP

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24073 Burma Road
Rural Rocky View County, Alberta

MLS # A2221838



\$1,799,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,072 sq.ft.	Age:	2004 (21 yrs old)
Beds:	8	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.95 Acres		
Lot Feat:	Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	32-25-2-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Experience the perfect blend of country serenity and city convenience with this beautifully updated home on 3.95 acres in the BEARSPAW.... area of Rocky View County. Enjoy the view of the Northern lights from the front yard of your house whenever it occurs.— The property is located just 400 meters away from the City of Calgary limits. This spacious and fully renovated property offers modern features, versatile living space, and unbeatable location close to the YMCA in Rocky Ridge. Thoughtfully renovated from top to bottom, this home underwent a full remodel in 2023, followed by a new hot water tank in 2024, and most recently in 2025, fresh interior and exterior paint along with new downspouts were added—making this home truly move-in ready. Inside, you'll find a bright and stylish kitchen with stainless steel appliances, a main floor primary bedroom with a luxurious 5-piece ensuite, and a private office ideal for working from home. The upper level offers three additional bedrooms, each with their own ensuite (two 4-piece and one 5-piece), providing comfort and privacy for every family member. The finished basement expands the living space even further with four more bedrooms and a 3-piece bath, perfect for guests, extended family, or flexible use. Outside, enjoy your very own greenhouse, a handy storage shed, and plenty of open space for gardening, play, or relaxing in nature. Whether you're looking for a peaceful retreat, a family estate, or multigenerational living, this property checks every box. Don't miss this rare opportunity to own a fully renovated acreage so close to Calgary—space, style, and convenience all in one package!