

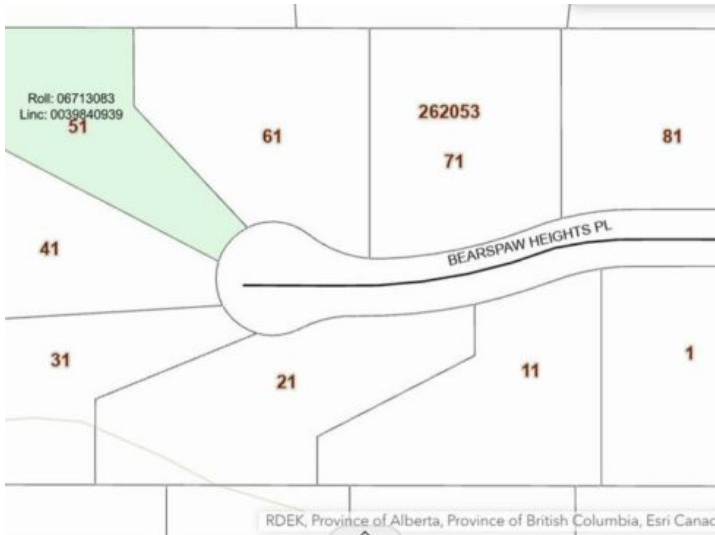


GRASSROOTS
REALTY GROUP

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51 Bearspaw Heights Place Rural Rocky View County, Alberta

MLS # A2233153



\$595,000

Division: NONE

Lot Size: 1.98 Acres

Lot Feat: -

By Town: Calgary

LLD: 13-26-3-W5

Zoning: R

Water: Co-operative

Sewer: -

Utilities: -

Limited Lots Remaining! Discover the perfect balance of tranquility and convenience in this highly desirable new 8-lot subdivision in Bearspaw. This exceptional 1.98-acre treed lot is nestled in a quiet cul-de-sac, offering privacy, natural beauty, and a true sense of escape—without sacrificing access to city amenities. There are no HOA fees and no building commitment, giving you the flexibility to design and build your dream home on your timeline. Utilities—including gas, electricity, water, and Telus services—are already at the property line for added convenience. Located just 30 minutes from downtown Calgary, this location offers the best of both worlds. Families will appreciate proximity to top-rated schools, including Bearspaw School (K–8) and the brand-new Renfrew Educational Centre currently under construction nearby. Secure your slice of Bearspaw paradise today—only a few lots remain!