



**GRASSROOTS**  
REALTY GROUP

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## 31 Biggar Heights Bay Rural Rocky View County, Alberta

**MLS # A2237415**



# \$1,595,000

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,921 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Private, R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Parquet, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	1-26-3-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Upper Kitchen appliances and lower Kitchen appliances as well as upper floor washer and dryers and lower floor washer and dryer.

Welcome to this stunning bungalow nestled on a private, treed acreage in the serene community of Bears paw. Located just minutes from Calgary and Cochrane, this beautifully updated custom home offers the perfect blend of peaceful rural living (with chickens!) along with city conveniences. Inside, the home offers 5 spacious bedrooms making the home perfect for large families or multigenerational living. Need a mortgage helper? Unique to this home is a separate, fully autonomous main floor guest suite (NOTE: at time of this write up this is currently an illegal suite as the application has not yet been approved by Rocky View). Offering just under 4,000 sqft of total living space, this is truly a versatile home. The recently renovated kitchen features ceiling-height cabinetry, new flooring, stainless steel appliances (built-in oven and cooktop) and a large island with seating. Off the kitchen is a sunlit breakfast nook and formal dining room. The primary suite offers a newly renovated ensuite with dual vanities and a glass-and-tile shower. A beautifully updated main bath complements the rest of the home. Outdoor living shines here, with expansive wraparound decks on both levels, providing ideal spots to enjoy wildlife, the surrounding trees, and serene quiet. Gardeners will love the fruit trees, cultivated garden spaces, and a cold room perfect for storing homegrown produce and preserves. For the hobbyist or professional, the upgraded oversized heated detached triple garage (complete with EV charger) is the perfect place to set up a workshop, ready for your tools, projects, or car collection. Other main UPGRADES INCLUDE: triple pane windows, creation of the 2 bedroom suite with its own mechanical room, kitchen and washer and dryer. Situated at the entrance to a quiet cul-de-sac, this property backs onto green space for true country living.

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