



**GRASSROOTS**  
REALTY GROUP

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**30070 Township Road 254**  
**Rural Rocky View County, Alberta**

**MLS # A2253783**



**\$1,595,000**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,761 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CRD; R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Dry Bar		

**Inclusions:** Window Coverings

Walking distance to Bears paw School, 5 min outside Calgary city limits, grocery, gas, Tim Horton's and local fine dining restaurant Flores and Pine, welcome to 30070 Township Rd 254! A rare find due to its very close proximity to Bears paw School, Bears paw Lifestyle Centre and the upcoming Three Sister's Centre. This 3,938 sq ft walkout 2-storey home is TURN KEY for your family's needs. The main floor design successfully encompasses modern aesthetic and family functionality; it includes the dining room next to the kitchen, a 3-way fireplace, a flex room that very easily could be a playroom, an office with French doors for quiet and privacy, a bright modern kitchen, the laundry room equipped with counter space and cabinetry up and down, and a 2pc bathroom. The upper level design speaks to making new family memories with the unique placement of an upper level family room (flex room) with fireplace. The primary bedroom is a peaceful retreat with its MOUNTAIN views, luxurious ensuite with high end finishes and features, and spacious walk-in closet. The fully finished basement walks out to a covered deck area with integrated power and lighting, pergola, and fire pit for 4-season outdoor enjoyment. Recent upgrades include two new furnaces, two hot water heaters, humidifier, and a heat-recovery ventilator, two new toilets (2023), newer washer and dryer, new window coverings throughout, new hood fan (2023), new garage door openers added in 2024. The triple car garage, ample parking on the driveway, and beautiful LOW MAINTENANCE landscaped grounds are perfect for busy households. This residence offers a rare blend of privacy and accessibility.