



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

19 Bearspaw Ridge Crescent Rural Rocky View County, Alberta

MLS # A2281439



\$3,590,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,848 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Attached, Quad or More Detached		
Lot Size:	2.01 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped, Level, No		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Stone	Sewer:	Holding Tank, Septic Field, Septic Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	29-25-2-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Sauna, Steam Room, Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: Alarm Security System, Basement bar appliances (ice maker, dual fridges, dishwasher, microwave), SunRoom appliances (sauna, bar fridge, BBQ, Smoker), Fish tank only in office, Smart Home Technology

****Watch our CINEMATIC video ****Nestled deep within its own private forest yet only 2 minutes from Calgary amenities, this 2-acre estate offers nearly 7000 sq.ft. of living space, a 2-car attached garage, and a 2017-built 1,200 sq.ft. guest house with a 5-car garage below including a 2-piece bathroom, TV, and sound system. Featured in Western Living Magazine, the home has undergone more than \$500K in RECENT RENOVATIONS and is truly turn-key. The main floor blends modern luxury with everyday comfort, featuring a high-performance kitchen with dual Caesarstone islands, Gaggenau and Wolf appliances, and a recently added eating bar at the island. The kitchen area flows effortlessly to expansive covered and screened living space with a gas fireplace, heated floors, BBQ, seating area, and large sauna. The space is connected to an outdoor kitchen area with a motorized awning, granite eating bar, stainless-steel cabinetry, a BBQ, smoker, bar fridge, and heated aggregate flooring. The dining room evokes future plans of large gatherings with a 12-person table and an attached sundeck with room for a full size dining table. A family lounge with 3-sided fireplace, a renovated 3-pc powder room, office with built-ins and saltwater fish tank, and refreshed laundry room with a view complete this level. Upstairs, the primary retreat offers a 2-sided fireplace, steam shower with mood lighting and TV, heated floors, jetted tub, his and hers vanities, make-up station, and two redesigned walk-in closets including one with SUNDECK access and a very large second one with an office area. A newly updated kids' wing has a play area complete with playhouse and 2 oversized bedrooms serviced by a 5-piece bath to complete the floor. The recently upgraded GYM area is spacious and has an upscale feel with its leather flooring. The walkout level with

two access doors, includes a state-of-the-art theatre with recessed seating and illuminated bar, a climate-controlled 104 sqft WINE CELLAR a new full bar with ice maker, dual fridges, dishwasher and microwave, a large recreation area, plus two additional bedrooms and 4-piece bathroom. Walk right out onto a full sports court, kid's playhouse, and aggregate and glass GREENHOUSE. The guest house mirrors the main home's style and includes heated floors and full utilities. Your family member or guests will be more than comfortable in this 1 bedroom, full kitchen, laundry, 4-piece bathroom and spacious eating and living areas. Additional recent improvements include new flooring throughout, full house Control4 automation system with integrated security, water shut off, and sensor monitoring, Euroline windows, updated entry gate, lighting and landscaping, new air purification system, re-paved driveway with partial heating, full landscape irrigation, heated playhouse, motion-activated stair lighting, and a newly designed boutique walk-in closet. A rare blend of privacy, design, and modern acreage living, magazine-worthy, and just moments from the city.