



**51 Bearspaw Heights Place  
Rural Rocky View County, Alberta**

**MLS # A2285965**



**\$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:** -

Experience the rare blend of peaceful country living and everyday convenience in this highly sought-after new 8-lot subdivision in Bearspaw. This stunning 1.98-acre treed lot, tucked away in a quiet cul-de-sac, offers exceptional privacy, mature natural surroundings, and a true retreat-like atmosphere—while still keeping the city within easy reach. With no HOA fees and no building commitment, you have complete freedom to create your dream home on your own timeline. All essential utilities—gas, electricity, water, and Telus services—are already at the property line, making the process even smoother. Located just 30 minutes from downtown Calgary, this location truly delivers the best of both worlds. Families will love the close proximity to top-rated schools, including Bearspaw School (K–8) and the new Renfrew Educational Centre currently under construction nearby. This is your opportunity to own a piece of Bearspaw's most desirable setting—only a few lots remain.