



**25205D Bearspaw Place**  
**Rural Rocky View County, Alberta**

**MLS # A2299712**



**\$2,375,000**

<b>Division:</b>	Bearspaw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,052 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Additional Parking, Parking Pad, Quad or More Attached		
<b>Lot Size:</b>	1.97 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Smart Home, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Pool table, Hot tub, built in espresso machine

Where architectural mastery and refined luxury converge, welcome to 25205D Bearspaw Place! An extraordinary estate thoughtfully designed to blend seamlessly with its natural surroundings. As you descend the sweeping, curved driveway, a sense of arrival is immediate, revealing a residence where every element has been meticulously curated. Expertly positioned within the landscape, the home is both sheltered from the region's winds and embraced by its tranquil setting. Inside, timeless design meets elevated craftsmanship. The chef's kitchen is a true showpiece, appointed with premium appliances and high end finishes, flowing effortlessly into the grand living area where a striking stone fireplace anchors the space. Expansive windows frame views of the beautifully landscaped, fully fenced property, creating a seamless connection between indoor elegance and outdoor serenity. Designed with consideration for main floor living, this home offers an exceptional layout. Two generously sized bedrooms, each with their own walk in closets and private ensuites, are complemented by a home office, a well appointed laundry room, and an exquisite primary retreat. Entered through elegant French doors, the primary suite is a private sanctuary, complete with a spa inspired ensuite featuring a deep soaker tub, makeup vanity, steam shower, dual vanities, and an expansive walk in closet. The walkout lower level elevates the home's entertainment experience to an entirely new level. Even more expansive than the main floor, it features two additional bedrooms and an impressive array of entertaining spaces, including a full custom bar, a feature wine wall, and dedicated areas for billiards and poker. Step outside to your private outdoor retreat with a hot tub and beautifully crafted firepit area—perfect for year

round enjoyment. A state of the art projection system and oversized screen transform movie nights into a true cinematic experience. Completing the estate is an oversized four car garage and outdoor parking pad, offering both convenience and functionality. Set on nearly two acres of professionally landscaped grounds and backing onto a pond, the property provides unmatched privacy and a rare connection to nature, where local wildlife, including moose, can often be seen passing through. The fully fenced yard ensures peace of mind for families and pets alike. This is more than a home. It is a statement of lifestyle, offering unparalleled privacy, sophistication, and the very best of Bearspaw living.