



**605 Bearspaw Village Road**  
**Rural Rocky View County, Alberta**

**MLS # A2145089**



**\$1,499,000**

<b>Division:</b>	Bearspaw Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,374 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.01 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	13-25-3-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage		
<b>Inclusions:</b>	Hood Fan		

Discover unparalleled luxury and space in this expansive estate nestled on 2 acres of beautiful grounds. Boasting nearly 6000 square feet of living space, this residence features a triple car garage, 4 bedrooms with 2 dens (one convertible to a 5th bedroom), and 4 1/2 bathrooms. The main floor welcomes you with a grand foyer leading to an open concept design encompassing the living and dining areas. Two bedrooms, main floor laundry, 2 1/2 bathrooms, and a private office offer convenience and comfort. The primary bedroom suite is a haven of relaxation, featuring an attached sunroom to bask in the sun's warmth year-round. Culinary enthusiasts will delight in the state-of-the-art Miele gas range and sub-zero fridge in your beautiful kitchen, complemented by upgraded hardwood floors, new windows on the main floor (\$25K value), a fresh roof (\$30K value), and freshly painted stucco (\$47K value. **\*\*Some photos taken prior to painting and being updated\*\***). Step outside to the expansive west-facing deck, perfect for entertaining or enjoying peaceful moments surrounded by mature trees that ensure privacy in every direction. On the north side of your home you'll also find a large garden for those gardening enthusiasts. Upstairs, a second family room and a serene library provide additional retreats. The basement is an entertainer's dream, complete with a large rec room, a fourth bedroom, and a versatile den that easily converts into another bedroom. A full bathroom, ample storage, an unfinished gym, and a wine cellar complete the lower level, catering to every lifestyle need. This remarkable property offers the perfect blend of luxury, privacy, and functionality—schedule your private tour today and envision the possibilities of calling this estate your home.