



GRASSROOTS
REALTY GROUP

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65 Bearspaw Pointe Way
Rural Rocky View County, Alberta

MLS # A2212048



\$3,995,000

Division:	Bearspaw Pointe		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,569 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated		
Lot Size:	5.46 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees		

Heating: Fan Coil, In Floor, Natural Gas

Water: Well

Floors: Concrete, Hardwood, Slate

Sewer: Other, Septic Field

Roof: Concrete

Condo Fee: -

Basement: Crawl Space, Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Brick, Wood Frame

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: built in ice maker.

. Welcome to one of the most coveted view lots in Bearspaw—perched majestically on a 5.46-acre ridge, offering truly unobstructed panoramic vistas of the Bow River Valley and the iconic Rocky Mountains. This fully renovated walkout bungalow blends classic craftsmanship with modern elegance, designed to make the most of its world-class surroundings. From the moment you arrive, the home's full brick exterior, concrete tile roof, and solid concrete decks speak to the durability and quality of its construction. Step inside to a sprawling 900 sq. ft. GREAT ROOM where seamless glass windows frame jaw-dropping views—bringing nature's masterpiece right into your everyday living space. And when it comes to outdoor living, this property truly shines. A spectacular outdoor living room awaits—complete with motorized power screens, built-in overhead heaters, and a cozy fireplace—allowing you to enjoy year-round comfort while soaking in the breathtaking landscape. Whether you're entertaining guests or savoring a quiet evening at home, this space redefines what it means to live outdoors. If you're searching for a home that offers peace, privacy, and one of the most spectacular natural backdrops in Alberta, this is it. Luxury, longevity, and a view you'll never stop admiring.