

# \$3,995,000 - 65 Bearspaw Pointe Way, Rural Rocky View County

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MLS® #A2212048

**\$3,995,000**

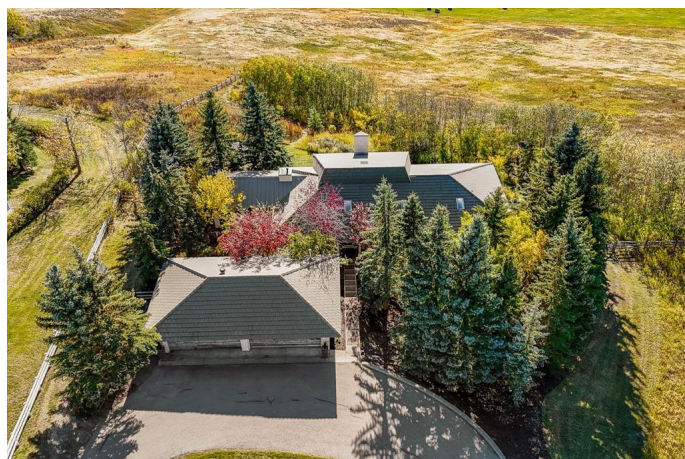
4 Bedroom, 3.00 Bathroom, 2,569 sqft  
Residential on 5.46 Acres

Bearspaw Pointe, Rural Rocky View County,  
Alberta

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 youâ€™ll never stop admiring.

Built in 1992

**Essential Information**

MLS® #	A2212048
Price	\$3,995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,569
Acres	5.46
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	65 Bearspaw Pointe Way
Subdivision	Bearspaw Pointe
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2P6

**Amenities**

Parking Spaces	4
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Quad or More Attached, See Remarks, Driveway
# of Garages	4

**Interior**

Interior 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
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Appliances	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Stove, See Remarks, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Natural Gas, Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Glass Doors, Living Room, Mantle, See Remarks, Wood Burning, Outside
Has Basement	Yes
Basement	Crawl Space, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Lighting, Other, Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Sloped Down, Treed, Views
Roof	Concrete
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	R-1

## Listing Details

Listing Office	The Real Estate District
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