

# \$1,199,900 - 33131 Meskanaw Road, Rural Rocky View County

---

MLS® #A2228063

**\$1,199,900**

3 Bedroom, 2.00 Bathroom, 1,136 sqft  
Residential on 2.55 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Nestled on a quiet street in the heart of Bearspaw, this incredible property offers the perfect blend of privacy, space, and natural beauty. Situated on a stunning 2.55-acre lot, this treed oasis provides a sense of seclusion while remaining conveniently close to city amenities. With no neighbour's on one side, sprawling mountain views from the rear of the property and lush greenery all around, the setting is ideal for those craving peace and room to roam. The expansive backyard is truly specialâ€”surrounded by trees and walking paths, itâ€™s a haven for outdoor enthusiasts and nature lovers. Whether youâ€™re enjoying a morning coffee on the front porch, exploring your private trails, or working on a project in the massive 60x40 ft shop, this property supports a wide range of lifestyles. The shop is perfect for hobbyists, home businesses, or storing equipment and recreational vehicles. Inside, the home offers a welcoming and functional layout. The kitchen features granite countertops, stainless steel appliances, and flows into a cozy eating nook with access to the front porch. Itâ€™s a bright and functional space with plenty of prep room and connection to the outdoors. The living room is the heart of the home, featuring soaring vaulted ceilings and an open-to-below design that creates a grand, airy feel. Large windows frame views of the beautiful front



yard, allowing light to pour in and making the space feel warm and inviting. A 4pc bathroom and main floor laundry complete this level. Upstairs, youâ€™ll find two generously sized bedrooms and a full 4-piece bathroom. The unfinished basement offers additional storage space. Offering the best of Bearspaw livingâ€”space, privacy, and potentialâ€”this property is a rare find in an unbeatable setting.

Built in 2023

**Essential Information**

MLS® #	A2228063
Price	\$1,199,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	2.55
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	33131 Meskanaw Road
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1A2

**Amenities**

Parking	Parking Pad, RV Access/Parking
---------	--------------------------------

**Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Private, Treed, Irregular Lot, Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	68
Zoning	R-CRD

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.