

\$2,399,000 - 30015 262 Township Road, Rural Rocky View County

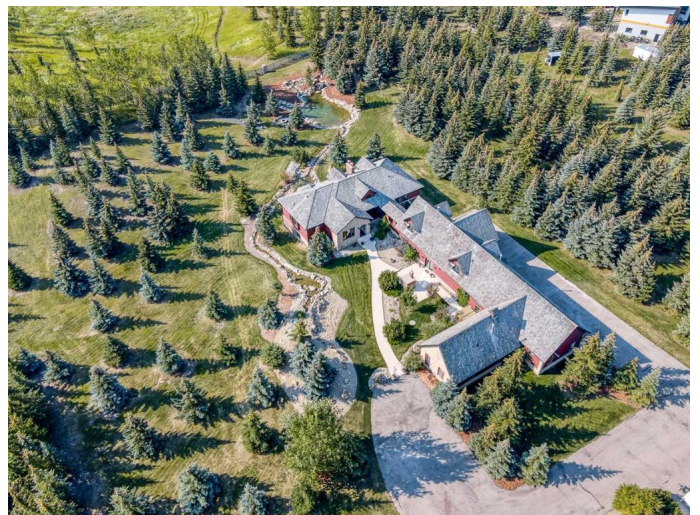
MLS® #A2217792

\$2,399,000

3 Bedroom, 6.00 Bathroom, 4,088 sqft
Residential on 3.72 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Over 6,000 sq ft of acreage living in Bearspaw, within minutes of Calgary & Cochrane. Peaceful, private and located at the end of a tree-lined driveway, this 3.72 acre "Hidden Gem" was featured in Alberta's Best Homes magazine in 2010. Countless mature spruce trees, 3 ponds & waterfalls, create a park-like setting. This unique property features a custom walkout bungalow; 7 car garage; an 889 sq ft, 1-bdrm loft over the garage with full kitchen, living room and 3-piece bath; and a newly renovated 720 sq ft attached cottage, with full kitchen, a 3-piece bath, living room, bdrm & laundry room. This property offers flexibility to those: with a multi-generational family (aging parents or older children); who work from home; who need nanny/caregiver accommodations; who host guests & who want a hobby space. The 2 sets of garages can be used as a workshop or filled by a car enthusiast. The main house, with approximately 4500 sq ft of living space, was built by a true craftsman & offers open concept living. Special features include solid core doors in a blend of olive and oak; wide plank antique oak hard wood flooring; & custom vaulted ceilings in 3 different rooms. The main floor is bright with sunlight passing through triple-paned windows throughout the day. The main floor boasts a chef-inspired gourmet kitchen with air conditioning, a double



Thermador oven/range, copper hood, inset cabinet doors, built-in steamer and walk-in pantry. There are 2 dining areas with beautiful views. The living room has detailed millwork & showcases a mason fireplace finished in rundle and iron stone. The spacious master bdrm has a gas fireplace; custom built-ins & a luxurious 6-piece ensuite. A large custom walk-in closet with built-in island completes the master retreat. For convenience, a private laundry room is adjacent to the master closet. An impressive open staircase, with built-in lights, leads to a walkout basement that opens onto a large patio overlooking ponds with waterfall features. The custom mason fireplace from the main floor continues into the basement as does the detailed millwork. The wet bar has glass shelves, pounded copper top, sink, stain glass lights, fridge & dishwasher. The concrete floors were textured by hand to look like the floors of a wine cellar and must be seen to be truly appreciated. Additional features: a wine room; concealed cold/storage room; steam room; exercise room with climbing wall; a flex room; 2 spacious bdrms each with walk-in closets & large windows; 3 piece bath and laundry room. Outdoor living areas include: a large main floor patio with gas BBQ hook up and stairs out to the backyard; walkout concrete patio facing the impressive landscaping; a private courtyard in the front yard, complete with hot tub & pizza oven; and a firepit nestled by the third pond in the backyard. Don't miss this custom-built country estate offering exceptional value. Built by the builder to be his personal residence, no expenses were spared.

Built in 2010

Essential Information

MLS® #

A2217792

Price	\$2,399,000
Bedrooms	3
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,088
Acres	3.72
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	30015 262 Township Road
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1C4

Amenities

Parking Spaces	10
Parking	Asphalt, Front Drive, Garage Faces Side, Gated, Guest, Heated Garage, Oversized, Quad or More Attached, Workshop in Garage
# of Garages	7

Interior

Interior Features	Bar, Built-in Features, Central Vacuum, Open Floorplan, Pantry, Skylight(s), Steam Room
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Oven, Refrigerator, Washer, Washer/Dryer, Water Softener, Wine Refrigerator
Heating	In Floor, Natural Gas
Cooling	Partial
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Gas, Living Room, Mantle, Masonry, Master Bedroom, Other, Wood Burning
Has Basement	Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Courtyard, Fire Pit, Lighting, Private Entrance, Private Yard
Lot Description Landscaped, Many Trees, Private
Roof Cedar Shake
Construction Stone, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed May 8th, 2025
Days on Market 3
Zoning R2

Listing Details

Listing Office Real Estate Professionals Inc.

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