

# \$1,695,000 - 116 Bearspaw Village Crescent, Rural Rocky View County

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MLS® #A2238378

**\$1,695,000**

5 Bedroom, 3.00 Bathroom, 2,368 sqft  
Residential on 2.12 Acres

Bearspaw Village, Rural Rocky View County,  
Alberta

Set on an exquisitely landscaped 2.12-acre parcel in the coveted community of Bearspaw, this architectural showpiece is a true celebration of design, craftsmanship, and nature. With cedar siding, vaulted cedar beams, and iconic A-frame architecture, this 1.5-storey walk-out home offers over 4,235 square feet of total living space, blending rustic charm with luxurious comfort. From the moment you pull into the paved driveway, this property makes a lasting impression. Mature trees, manicured gardens, and a striking front elevation set the tone for what lies inside. Step through the door and be welcomed by natural cedar details and oversized windows that fill the home with sunlight and offer sweeping views of your own private retreat.

The main level flows effortlessly with an open-concept layout ideal for both relaxed living and upscale entertaining. The kitchen, renovated in 2010, offers timeless cabinetry and generous workspace, enhanced by rich hardwood floors and the warmth of cedar-accented interiors. The dining room features a fireplace, creating an inviting space for intimate dinners and holiday celebrations. Also on the main level is a versatile office or bedroom, a comfortable guest room, and a full 4-piece bathroom—ideal for multi-generational living or work-from-home



flexibility without losing those gorgeous views to outside.

Upstairs, the loft-style primary suite is a tranquil escape. Overlooking the great room and framed by panoramic windows, it includes its own private balcony with stunning views of the yard and surrounding countryside.

Whether it's morning coffee or evening stargazing, this space offers serenity in every season.

The walk-out basement extends the living space with a guest bedroom with patio access, a second large bedroom perfect for a home gym, and a stunning wood-burning fireplace—ideal for cozy winter nights. This level adapts easily to your lifestyle.

The home also includes central air conditioning, a Catalytic Salt-Free Water Softener, and buried conduit and electrical ready for future irrigation. A 1008 sq ft, heated triple-car garage offers 220V service, front-to-back garage doors, and included metal tool cabinets. There's also plenty of RV parking for your weekend escapes.

A new deck and patio (2021) and updates like soffits and eavestroughs (2022) complement the beautifully curated landscaping. Best of all, you're just minutes from Calgary city limits and major shopping amenities, with downtown only 30 minutes away—the perfect balance of privacy and convenience.

This isn't just a home—it's a retreat, a lifestyle, and a rare opportunity to live in the heart of Bearspaw.

Built in 1988

**Essential Information**

MLS® #	A2238378
Price	\$1,695,000
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	2,368
Acres	2.12
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	116 Bearspaw Village Crescent
Subdivision	Bearspaw Village
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2P2

### **Amenities**

Parking	Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Central Vacuum
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings, Double Oven, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Landscaped, Many Trees, Subdivided, Paved
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 10th, 2025

Days on Market            6

Zoning                        R-1

### **Listing Details**

Listing Office               eXp Realty

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