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55 Bearspaw View
Rural Rocky View County, Alberta

MLS # A2326544



$4,195,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,504 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	7	**Baths:**	5 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Corner Lot, Garden, Landscaped, Lawn, Many Trees, No Neighbo		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Sauna, Cold Plunge, Central Vac, Carriage House Appliances

SPECTACULAR 7,268+ sqft European inspired STORYBOOK ESTATE, perched on a 2 ACRE west facing Lot in one of the most desirable communities within and around Calgary, BEARSPAW! Private + serene PARK setting with integrated landscape lighting, majestic natural trees with PRIVATE POND access. Just 2 minutes to Calgary’s edge, 2 minutes to Bearspaw Golf and Country Club and 15 minutes to downtown Calgary, this property is practically irreplaceable! Completely RENOVATED interior + exterior boasting: new flooring, custom millwork, movie theatre, bathrooms, fixtures, appliances, cabinetry, countertops, stucco, windows + much more. Inside, every detail exudes elegance & luxury. Grand entrance with curved iron + wood open riser staircase leads through to an 18ft formal living/music room laced with custom ceiling detail. Gourmet kitchen with new top of the line appliances, central island, 2 dishwashers, quartz countertops, copper sink + hoodfan, cabinet lighting, appliance garage, coffered ceiling detail + large walk-in pantry. Spacious formal dining + nook area with direct access to large WEST facing deck with built-in BBQ, fridge + granite countertops. Expanded family room with custom floor to ceiling stone + brick fireplace with vaulted ceilings. Stunning Primary wing with built-in bedframe, millwork, spa like 6 pc ensuite featuring: in-floor heating, free standing copper tub, steam shower with bench, dual vanities with accessory storage + expansive custom fitted walk-in closet. Showpiece turret DEN/STUDY rich in architectural detail, featuring a dramatic fir clad ceiling, custom built-ins, curved steel library rail + ladder with stone fireplace. Mudroom + closet, open lockers, 2 pc powder room, full laundry with DOUBLE washer/dryers + sink. The upper floor features 3 bedrooms, 2 full baths, built-in desk + bonus room. Expansive

lower WALK-OUT level offers HY-DRONIC IN-FLOOR HEATING, real WOOD burning FIREPLACE, wet bar, rec / pool table area, built-ins, family room, gym, 6th bedroom, 3 pc bath with STEAM shower + stone barrelled hallway leading to MOVIE THEATRE with seating for 19! Additional features and upgrades include: EXTERIOR - Heated garages for 6 vehicles with epoxy floors, cold plunge & infrared sauna, CUSTOM GATE, gemstone lighting, irrigation system, hundreds of trees, professionally landscaped beds, storage sheds & 600+ sqft LEGAL CARRIAGE SUITE with laundry, custom kitchen + private balcony. INTERIOR – All new kitchen, top of the line appliances, bathrooms, laundry, built-ins, millwork, designer flooring & fixtures, painted ceilings throughout, solid cored doors, FULL A/C, built-in speakers throughout, hy-dronic in-floor heating. Amazing proximity to City Amenities: YMCA, LRT, Stoney Trail, Crowchild, Mountains, Shopping, Restaurants, Golf + Cycling. Call today and seize this one-of-a-kind piece of paradise!

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