

\$1,747,000 - 19 Bearspaw Meadows Way Nw, Rural Rocky View County

MLS® #A2200346

\$1,747,000

6 Bedroom, 4.00 Bathroom, 4,537 sqft
Residential on 2.00 Acres

Bearspaw Meadows, Rural Rocky View
County, Alberta

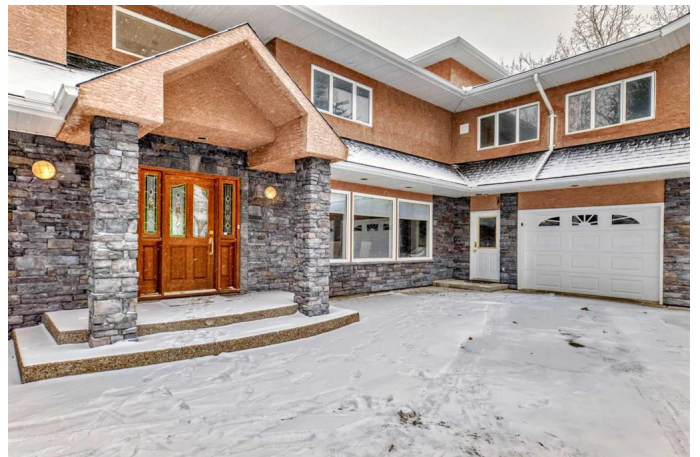
| Open House APR 5th-6th Sat-Sun 1pm-4pm
| Welcome to Bearspaw Meadows Way NW
â€“ A Golf Course Estate with Unmatched
Elegance

Discover this stunning estate home in the prestigious Bearspaw Meadows Way NW, offering breathtaking views while backing onto the Lynx Ridge Golf Club. This beautifully updated home combines timeless charm with modern upgrades, making it a rare find in one of Calgaryâ€™s most sought-after communities.

Step inside to expansive living spaces designed for comfort and sophistication. The home features brand-new carpet (2024), new tile flooring, and freshly updated bathrooms, adding a contemporary touch. The kitchen is equipped with all new appliances (2024), perfect for culinary enthusiasts.

Designed for both relaxation and entertaining, the main living areas are bathed in natural light, with scenic golf course views creating an exceptional backdrop. A well-appointed dining space, cozy living room, and thoughtfully designed floor plan ensure functionality and flow.

Upstairs, the primary loft serves as a luxurious retreat, complemented by additional spacious bedrooms ideal for family or guests. Upgrades such as new switches, knobs, and fresh paint (2024) enhance the homeâ€™s aesthetic,



while practical improvementsâ€”including new asphalt shingles (2024), a replaced furnace (2024), and a new hot water system (2022)â€”ensure peace of mind. The Property also has a direct water supply connection through the Rural Rocky View County. The Carriage Unit above the garage also ensures endless possibilities such as AirBNB and renting with 2 side entrances.

Nestled in a serene, picturesque setting, this property offers estate-style living with modern city conveniences just minutes away.

Donâ€™t miss this opportunity to own an exquisite home in Bearspaw. Book your private showing today!

Built in 1975

Essential Information

MLS® #	A2200346
Price	\$1,747,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,537
Acres	2.00
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	19 Bearspaw Meadows Way Nw
Subdivision	Bearspaw Meadows
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2M3

Amenities

Parking Spaces	5
Parking	Quad or More Detached

Interior

Interior Features	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit
Lot Description	Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Close to Clubhouse, On Golf Course, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2025
Days on Market	33
Zoning	R-2

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.