

# \$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

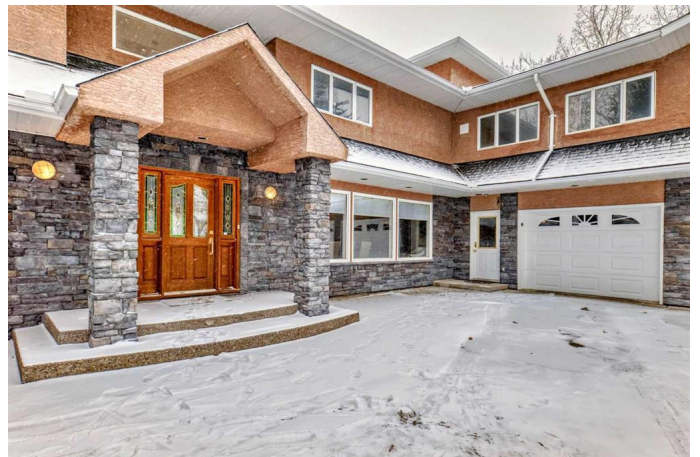
| Open House APR 5th-6th Sat-Sun 1pm-4pm  
| Welcome to Bearspaw Meadows Way NW  
â€“ A Golf Course Estate with Unmatched  
Elegance

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	44
Zoning	R-2

## Listing Details

Listing Office	Royal LePage Benchmark
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