

# \$1,599,900 - 11 Grove Lane, Rural Rocky View County

MLS® #A2228046

**\$1,599,900**

5 Bedroom, 3.00 Bathroom, 1,500 sqft  
Residential on 6.53 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Your secluded sanctuary awaits! Tucked within the exclusive Grove at Bearspaw, this extensively renovated walk-out bungalow offers a rare chance to enjoy upscale living, immersed in nature. Set on 6.53 acres of scenic, tree-lined land, this private sanctuary combines modern luxury with peaceful seclusion, perfect for family living and entertaining.

Inside, the open-concept design welcomes you with soaring vaulted ceilings, rich cedar beams, and a stunning wood-burning fireplace that anchors the great room. Oversized windows frame panoramic views in every direction, filling the home with natural light. White oak hardwood flows throughout the main level, leading you into a custom designed kitchen with modern cabinetry, quartz countertops, a full pantry wall, premium stainless steel appliances, and a 6-burner gas range.

Just off the dining room, sliding doors open to a wraparound composite deck, ideal for morning coffee or evening gatherings. The main level includes a serene primary suite with its own access to the wrap around deck, a spa-inspired 5-piece ensuite featuring in-floor heating, plus a den (or 5th bedroom), stylish powder room, and custom mudroom lockers. The walkout lower-level features three generously sized bedrooms, a stylish 4-piece bathroom with in-floor heating, a spacious laundry room, and ample storage. A bright



media room with soaring ceilings and a second wood-burning fireplace creates the perfect space to gather and unwind with the family for cozy movie nights.

Outdoor living here is truly exceptional. The detached triple garage is complemented by a heated attached flex room, complete with vaulted ceilings and a wall of windows that overlook the expansive yard, ideal for a studio, fitness space, or peaceful retreat. A large wood sauna, greenhouse for year-round gardening, private basketball court, and a massive children's playground enhance the outdoor experience, all surrounded by beautifully manicured landscaping. The composite lower deck offers a perfect spot to relax or entertain, while the natural setting and regular wildlife sightings make every day feel like a getaway. Additional highlights include air conditioning, a water softener, vinyl flooring in the garage, built-in permanent exterior lighting installed in the eaves, and a fully paved road and driveway for added ease and comfort. Whether you're seeking a peaceful forever home or a private escape, this one of a kind property delivers unmatched value and endless inspiration.

Built in 1973

### **Essential Information**

MLS® #	A2228046
Price	\$1,599,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,500
Acres	6.53
Year Built	1973
Type	Residential

Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	11 Grove Lane
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2Z3

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, See Remarks
Parking Spaces	8
Parking	Additional Parking, Insulated, Paved, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Beamed Ceilings, Sauna
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
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, Lighting, Playground, Private Yard, Basketball Court
Lot Description	Back Yard, Front Yard, Landscaped, Private, See Remarks, Irregular Lot, Many Trees, Paved
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            June 6th, 2025

Days on Market        11

Zoning                 R-RUR

### **Listing Details**

Listing Office         Real Broker

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