# \$875,000 - 143 Country Club Lane, Rural Rocky View County

MLS® #A2230854

# \$875,000

3 Bedroom, 3.00 Bathroom, 2,119 sqft Residential on 0.11 Acres

Bearspaw\_Calg, Rural Rocky View County, Alberta

\$100K PRICE DROP SINCE ORIGINAL LIST!
The ULTIMATE ADDRESS for

maintenance-free country living in the coveted Bearspaw Manor Estates. This property is one of only 24 in a community that lends itself to the snowbird lifestyle. Thanks to a healthy condo association, many owners choose to travel during the winter knowing their property is in good hands. Enjoy the view of the golf course while being a considerable distance away from the tee box enabling privacy and safety from errant golf shots. This executive walkout bungalow has the best of both worlds, full everyday living all on the main floor including laundry and then when you are ready to entertain a huge rec room, wet bar and snooker table on the lower level. The walk out patio welcomes your guests to an expansive lawn (maintained for you!) and the clean country air. The oversized HEATED 2 car garage has an epoxy floor and room for ample storage. Perfect for hobbyists or collectors items. The built-in alarm system and air conditioning system are some of the features that make this property turnkey. The kitchen's stainless steel appliances and large island, the living room's vaulted ceilings, custom cabinetry, generous windows and skylights and the separate dining room give this beautiful villa it's luxurious feel. In addition to two furnaces, the home is equipped







with a wood burning fireplace that keeps your living space cozy. Providing easy access to the mountains, the Bearspaw Farmer's Market, nearby shopping centers, and a state of the art fitness/physio center (YMCA) makes this property a must see!

Built in 1990

#### **Essential Information**

MLS® # A2230854 Price \$875,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 2,119
Acres 0.11
Year Built 1990

Type Residential

Sub-Type Semi Detached

Style Bungalow, Side by Side

Status Active

# **Community Information**

Address 143 Country Club Lane

Subdivision Bearspaw\_Calg

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3R 1G2

# **Amenities**

Amenities Snow Removal, Trash

Parking Spaces 4

Parking Double Garage Attached, Heated Garage, Insulated, Oversized, See

Remarks

# of Garages 2

#### Interior

Interior Features Bookcases, Granite Counters, High Ceilings, Kitchen Island, No.

Smoking Home, Vaulted Ceiling(s)

Appliances Dishwasher, Refrigerator, Oven-Built-In, Dryer, Electric Cooktop, Garage

Control(s), Microwave, Washer, Window Coverings, Wine Refrigerator,

Water Softener

Heating Forced Air, Fireplace(s), In Floor, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance

Landscape, Landscaped

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 13th, 2025

Days on Market 125
Zoning DC

# **Listing Details**

Listing Office Real Broker

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