

\$2,500,000 - 262060 Range Road 33, Rural Rocky View County

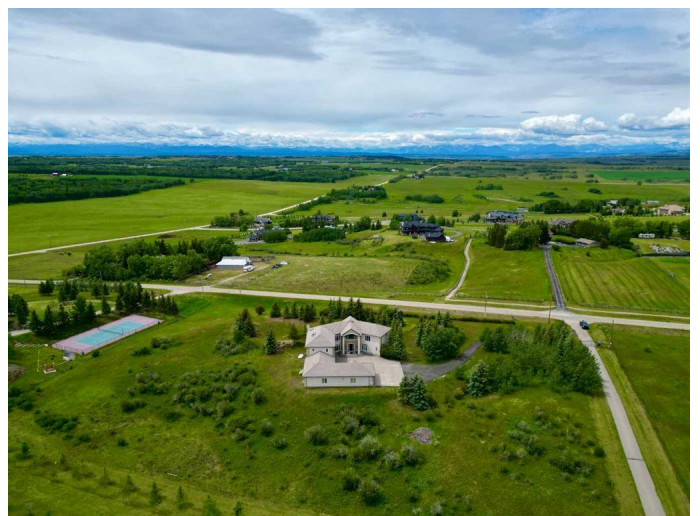
MLS® #A2237628

\$2,500,000

4 Bedroom, 6.00 Bathroom, 4,431 sqft
Residential on 4.02 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Welcome to this extraordinary 4 acre estate, where luxury, functionality, and breathtaking mountain views converge in perfect harmony! The garage is a standout feature of this abode, offering space for up to nine vehicles! With a fully epoxied finish and in-floor heating, ideal for the automotive enthusiast or easily transformed into a massive shop complete with its own bathroom. The home has been recently refreshed with brand new interior and exterior paint and complemented by a newly paved driveway, this meticulously designed home offers an unparalleled living experience. Stepping inside you are greeted with a spectacular double-sided, floor to ceiling stone fireplace with dual staircases emerging from its base leading to the upper level of the home. From here you are met with the kitchen, a chef's dream, complete with a large granite island, ceiling-height cabinetry, stainless steel appliances, and a spacious walk-in pantry. It seamlessly flows into the eating nook and living room, creating a welcoming hub for daily life. The adjacent living room offers vaulted ceilings with expansive windows showcasing panoramic views of the mountains and rolling hills, with direct access to the spacious back deck. An exceptional theatre room with custom built-ins, two powder rooms and main floor laundry, with a brand new washer and dryer, complete this



fantastic main floor. Upstairs you are met with a cozy window seat, a built-in reading nook and desk space, perfect for leisurely reading or a study area. The primary retreat is truly exceptional, featuring its own private deck to soak in the endless mountain vistas, a luxurious 5-piece ensuite with a jetted soaking tub beneath a skylight, dual vanities, a private steam shower, and a walk-in closet with custom built-ins. A private office or potential fitness area is also accessible from the primary bedroom. Completing this upper level are two additional bedrooms joined by a stylish Jack and Jill 5-piece bathroom. Descending to the fully finished walkout basement, this space is designed for entertaining with a spacious family room showcasing a double-sided fireplace! The wet bar is complete with raised seating, a beverage fridge, full-sized fridge, and custom wine storage which is seamlessly connected to the custom billiards space with pool table included! Finishing off this level is an additional bedroom and full bathroom. The property is hardwired for a gate, features 400-amp service, complete with full irrigation, and a central vacuum system for ultimate convenience. Furthermore, in-floor heating continues throughout all three levels of the home, providing year-round comfort. This incredible property is set on a private lot with stunning panoramic mountain views, offering tranquility, privacy, and timeless elegance. Pride of ownership is seen throughout this meticulous masterpiece!

Built in 2001

Essential Information

MLS® #	A2237628
Price	\$2,500,000
Bedrooms	4
Bathrooms	6.00

Full Baths	3
Half Baths	3
Square Footage	4,431
Acres	4.02
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	262060 Range Road 33
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0G6

Amenities

Parking	Quad or More Attached
---------	-----------------------

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast Bar, Central Vacuum, Jetted Tub
Appliances	Dishwasher, Microwave, Refrigerator, Central Air Conditioner, Double Oven, Dryer, Electric Cooktop, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, Lawn, Views, Back Yard, Paved, Underground Sprinklers
Roof	Concrete

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2025
Days on Market	97
Zoning	R-RUR

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.