

\$5,990,000 - 76 Bearspaw Pointe Way, Rural Rocky View County

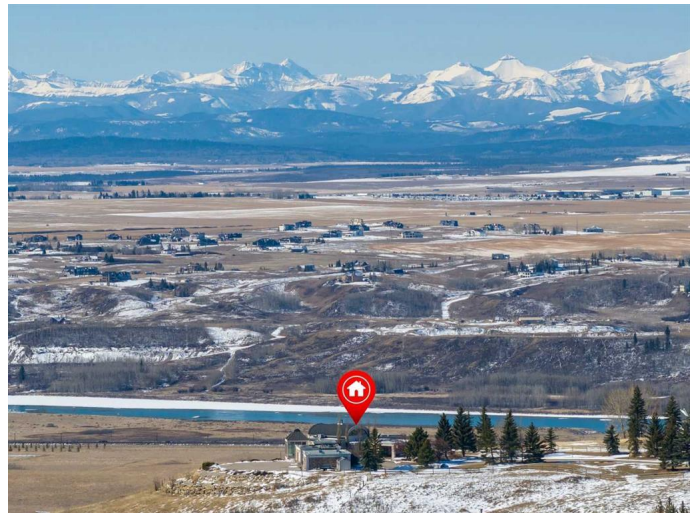
MLS® #A2206033

\$5,990,000

4 Bedroom, 5.00 Bathroom, 3,043 sqft
Residential on 19.69 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

You™ll love this new listing – MAKE SURE TO CHECK OUT THE VIDEO ! This is not just a home—it's a statement. Stunning. Coveted. Timeless. An Extraordinary Hillside Estate with Unrivalled Panoramic Views. Sitting atop a gently rolling south facing hillside, this exceptional 20-acre (subdividable) luxury estate is an architectural and lifestyle triumph. Offering unobstructed panoramic vistas of downtown, the river valley, and the Rocky Mountains, every moment here is framed in natural grandeur. A long, private drive winds its way to a dramatic landscaped courtyard, where a striking glass pyramid atrium at the heart of the carport sets the tone for what lies within—bold design, thoughtful luxury, and enduring craftsmanship. Step through the portico into a breathtaking open-concept living space, where a barrel-vault ceiling soars above and full-height windows flood the room with light. A massive fireplace anchors the space, while a hidden loft library provides a tranquil hideaway for quiet reflection. The chef™s kitchen is a culinary dream, centered around an immense island built for both serious cooking and stylish entertaining. A sunroom breakfast nook offers the perfect year-round retreat, surrounded by endless views. The primary suite is a true sanctuary, designed to embrace the views and appointed with a spa-like ensuite and an expansive



walk-in closet. A custom home office with rich millwork makes working from home a genuine pleasure. Descend the grand curved staircase to the walkout lower level, where soaring ceilings and walls of glass continue to capture the surrounding beauty. This level features a private gym, guest suite, and a theatre area with custom cabinetry, fireplace, and pool table. Hidden behind secret panel doors lies a private wing with two large bedrooms and an opulent bath. The showpiece? A subterranean pool and hot tub that defy comparison. Beneath the glass pyramid skylight, natural light dances on the water, creating an atmosphere of serenity and sophistication. This estate also boasts oversized 2+3 car garages, and a massive multi-purpose arena. With the added value of the land having sub-dividable potential, and located minutes from the city and schools, this property offers a rare opportunity for both investment and a legacy lifestyle. Unique. Built to Endure. This is more than a home—it is a timeless estate for those who seek the exceptional.

Built in 1997

Essential Information

MLS® #	A2206033
Price	\$5,990,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,043
Acres	19.69
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	76 Bearspaw Pointe Way
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2P6

Amenities

Parking	Double Garage Attached, Heated Garage, Insulated, Oversized, Triple Garage Detached
# of Garages	10

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Recreation Room, Wood Burning, Other
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Irregular Lot, Private, Sloped, Views
Roof	Rubber
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	20
Zoning	R-CRD

Listing Details

Listing Office	Real Broker
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