

# \$2,295,000 - 31128 Woodland Heights, Rural Rocky View County

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MLS® #A2221126

**\$2,295,000**

5 Bedroom, 4.00 Bathroom, 2,533 sqft  
Residential on 16.00 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Your Dream Acreage Awaits in Coveted  
Bearspaw

Experience the perfect blend of privacy, natural beauty, and unparalleled convenience on this extraordinary 16-acre property in Bearspaw. Just a 7-minute drive from 12 Mile Coulee Road and only 21 minutes to downtown Calgary, this secluded retreat offers an idyllic lifestyle without sacrificing accessibility. Nestled among mature trees, the spacious walkout bungalow boasts 4,824 sq ft of developed space and features 4 bedrooms and 3.5 bathrooms, making it ideal for families, hobbyists, or business owners. Equestrian enthusiasts will be delighted with the white cross fencing, sand corral, three horse shelters, and heated waterers—everything is ready for your horses. With kilometers of scenic wooded trails surrounding the property, outdoor adventure awaits right in your own backyard. Elevating this property's appeal are two exceptional outbuildings. The first boasts a heated gym—perfect for workouts, street hockey, or climbing wall challenges—and can easily be converted into a studio for yoga or fitness classes. The second is a 38' x 29' heated workshop equipped with two garage doors, 220-amp service, and a mezzanine for storage—ideal for entrepreneurs, tradespeople, or hobbyists seeking ample space for projects. Inside, the



home is designed for comfort and connection. The main floor showcases beautiful hardwood floors, a grand entryway, a sunlit family room, and a newly updated kitchen featuring KitchenAid appliances, quartz countertops, custom cabinetry, and modern lighting. This level also includes two bedrooms, a home office, and a versatile music/library room. The primary suite is a tranquil retreat with wraparound windows offering serene views of the surrounding trees. Unwind in the opulent, spa-inspired ensuite featuring a soaker tub, walk-in glass shower, double vanity, and luxurious finishes. A spacious walk-in closet with custom built-ins adds both style and function. The walkout basement is designed for entertainment and relaxation. It features a home theatre, pool table area, cozy TV space with a Franklin wood stove, plus two generous bedrooms and a full bathroom—perfect for teens, guests, or in-laws. Outdoor living is equally impressive with a wrap-around deck offering multiple seating areas, a hot tub just off the primary bedroom, a children's playhouse, fire pit, and a beautifully fenced garden ready for planting. There are simply too many features to list—from extensive upgrades to the incredible lifestyle this property offers. Be sure to watch the video tour and request the full feature sheet. Don't miss this rare opportunity; book your private showing today with your favorite realtor. This Bears paw gem won't last long!

Built in 1992

**Essential Information**

MLS® #	A2221126
Price	\$2,295,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,533
Acres	16.00
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	31128 Woodland Heights
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1C6

### Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Built-in Features, Double Vanity, French Door, Kitchen Island, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings, Trash Compactor
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Living Room, Wood Burning, Dining Room, Gas Log
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Courtyard, Private Yard, Storage
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Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, Private, Secluded, Treed, Views, Brush
Roof	Wood
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	7
Zoning	R-2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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