

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

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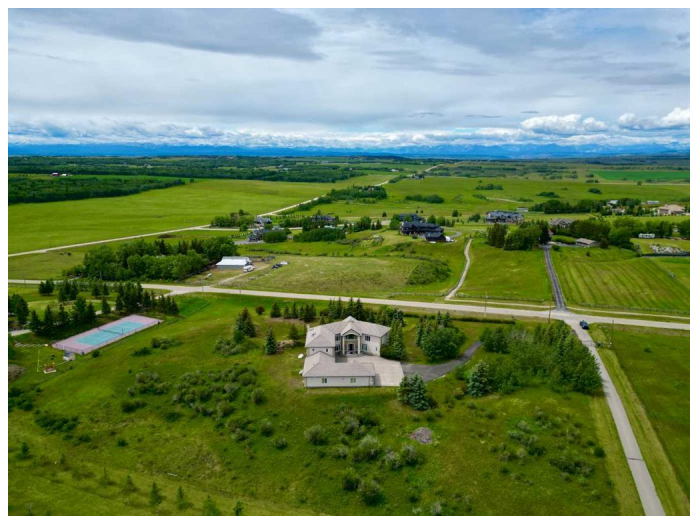
MLS® #A2237628

**\$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
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### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Double Oven
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	Back Yard, Few Trees, Lawn, Paved, Underground Sprinklers, Views

Roof	Concrete
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	48
Zoning	R-RUR

**Listing Details**

Listing Office	RE/MAX First
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