

\$2,294,500 - 240 Brown Bear Point, Rural Rocky View County

MLS® #A2198496

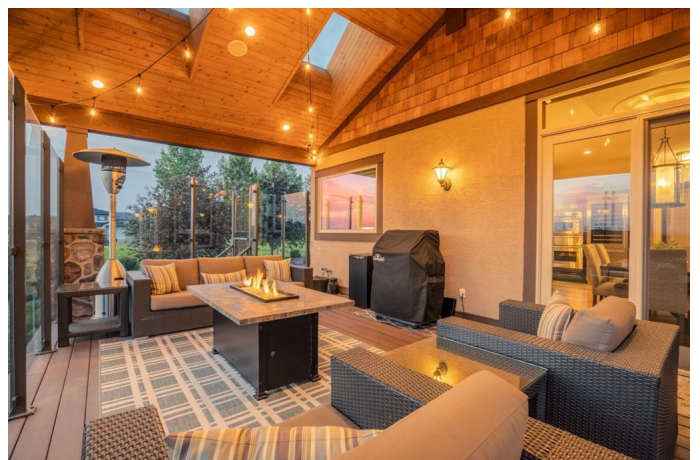
\$2,294,500

4 Bedroom, 5.00 Bathroom, 2,653 sqft
Residential on 2.00 Acres

Bearspaw Country Estates, Rural Rocky View County, Alberta

Imagine yourself enjoying luxurious acreage living in the prestigious community of BEARSPAW COUNTRY ESTATES This award-winning home, recognized with the 2016 SAM AWARD FOR BEST BASEMENT RENOVATION is a perfect blend of modern style, advanced technology, and charming curb appeal. Boasting 5,170 SQUARE FEET OF LIVING SPACE, it was designed with both entertaining and everyday living in mind, ready to accommodate a single or multi-generational family of any size.

Nestled on two beautifully LANDSCAPED ACRES, this turnkey property offers breathtaking MOUNTAIN AND SUNSET VIEWS and serene surroundings, complemented by top-of-the-line upgrades inside and out. Be awed at every turn by high-end appliances, RESTORATION lighting, vaulted ceilings, power blinds and shutters, dual IBC SL 28-160 residential/light commercial BOILERS , KINETICO water filtration/ softener system, in-floor heating, custom built-ins, and STEAM SHOWERS . The main level features two grand-sized bedrooms, an expansive living room, a beautiful formal dining room, and a home office. The master suite is a private oasis, boasting a SPACIOUS spa bathroom complete with a steam shower, air tub and heated towel rack. The open-concept design invites warmth



and connection while providing ample space for relaxation and entertainment.

The award-winning basement is an ENTERTAINER'S DREAM , showcasing rich HAND-SCRAPED HARDWOOD floors and a large entertainment area. This impressive space includes a HOME THEATRE , a dedicated kids' zone, a massive wet bar/summer kitchen, two generous-sized bedrooms with large walk-in closets, an ENORMOUS flex room with ample storage, built-in CUSTOM CABINETRY , and an additional games room.

The exterior is as remarkable as the interior. The attached garage is a handyman's paradise, featuring FOUR bays, a CAR LIFT , built-in cabinets, IN-FLOOR heating, and multiple workbenches. The detached, oversized double garage has been transformed into a commercial-quality fitness facility with over 900 square feet of functional space, which could easily be transformed back to additional garage space, a storage area in the loft, and its own IN-FLOOR HEATING AND BOILER SYSTEM.

Additional exterior features include new (2023) TWO CHAMBERED CONCRETE holding/cistern tank, a stunning COVERED DECK with panoramic mountain views, a smartphone or keypad-activated FRONT GATE, security system with lighting and cameras, a JACUZZI hot tub, and a large workshop/garden shed wired with 220V power.

The thoughtful landscaping includes an elaborate 4,000-litre tank and RAIN COLLECTION system, extensive STONework, mature trees bordering the property, and charming features like a child's dream PLAYHOUSE , a TRAMPOLINE area with RUBBER MULCH , and a custom doghouse that matches the home.

Every corner of this exceptional property reflects CRAFTSMANSHIP and METICULOUS care, offering the perfect blend

of comfort, technology, and timeless elegance.
Don't miss your opportunity to own this
extraordinary ESTATE IN BEARSPAW .

Built in 2007

Essential Information

MLS® #	A2198496
Price	\$2,294,500
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,653
Acres	2.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	240 Brown Bear Point
Subdivision	Bearspaw Country Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0B5

Amenities

Amenities	None
Parking Spaces	6
Parking	Asphalt, Double Garage Detached, Driveway, Gated, Heated Garage, Insulated, Oversized, Quad or More Attached, RV Access/Parking
# of Garages	6

Interior

Interior Features	Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double
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	Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Steam Room, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Refrigerator, Warming Drawer, Washer, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator
Heating	Boiler, In Floor, Fireplace(s), Hot Water, Humidity Control, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Gas, Living Room, Masonry, Metal, Other, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Courtyard, Fire Pit, Garden, Kennel, Playground, Private Entrance, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, RV Hookup, Storage
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Paved, Private, Rectangular Lot, Rock Outcropping, Underground Sprinklers, Views, Yard Drainage
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	90
Zoning	R-1
HOA Fees	1450
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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