

# \$1,999,900 - 35 Bearspaw Ridge Crescent, Rural Rocky View County

MLS® #A2207565

**\$1,999,900**

7 Bedroom, 6.00 Bathroom, 5,789 sqft  
Residential on 2.05 Acres

Bearspaw Ridge, Rural Rocky View County,  
Alberta

Winding up the private tree-lined driveway on this 2-acre Bearspaw estate, you'll discover a home unlike any other—an extraordinary 9-level split residence born from a vision of innovation and efficiency. Built in 1985, this 7,300 sq ft home surpassed federal R2000 standards with its revolutionary double-wall construction, creating 60% greater insulation and a virtually airtight vapour, with approximately 70 window panes strategically positioned to capture passive solar energy—so efficient the furnaces rarely activate during winter days.

Step through the practical vestibule into a world where craftsmanship commands attention. The soaring living room, crowned with rich cedar ceilings, features a dramatic wall of windows that bathes the space in natural light. Throughout the home, 17 solid fir glulam beams provide remarkable structural integrity while solid oak finishes showcase the commitment to quality materials. The open-riser oak staircase connects the multiple levels, creating a sense of flow and architectural interest rarely found in today's homes.

The primary suite occupies its own level, offering a peaceful retreat with an exceptionally large bedroom, substantial



walk-in closet, and ensuite bathroom with jetted tub and separate shower. A unique feature is direct access to a vaulted loft area that overlooks the living room below—perfect for a private reading nook or home office with inspirational views. Thoughtfully designed children's bedrooms feature built-in desks and cabinetry, reflecting the home's emphasis on practical, customized spaces.

In the walkout, a separate guest suite with its own kitchen provides independence for extended family or visitors, while the extensive workshop and hobby areas on the lower levels offer dedicated spaces for creativity and projects. With multiple flex rooms, the home adapts beautifully to changing family needs over time.

The property boasts three separate garages totalling over 4,200 sq ft, creating a paradise for collectors or hobbyists. The main garage includes space that was used for classic car restoration, while the heated garage spaces provide room for six vehicles plus additional workshop areas.

Though period-appropriate finishes reflect its 1985 origins, four decades of pristine "no shoes, no pets, no smoking" care have preserved this home in remarkable condition—the original kitchen cabinetry and finishes still gleam as if new. The extensive use of wood throughout creates a warm atmosphere that connects naturally with the surrounding landscape.

Minutes from urban amenities yet wrapped in natural privacy, this rare offering awaits a discerning buyer who appreciates extraordinary homes with character and substance—where innovation, craftsmanship, and thoughtful design have stood the test of time.

Built in 1985

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2207565                         |
| Price          | \$1,999,900                      |
| Bedrooms       | 7                                |
| Bathrooms      | 6.00                             |
| Full Baths     | 4                                |
| Half Baths     | 2                                |
| Square Footage | 5,789                            |
| Acres          | 2.05                             |
| Year Built     | 1985                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, 3 Storey |
| Status         | Active                           |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 35 Bearspaw Ridge Crescent |
| Subdivision | Bearspaw Ridge             |
| City        | Rural Rocky View County    |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T3R1A3                     |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 18   |
| Parking        | Heated Garage, Oversized, Quad or More Detached, See Remarks, Workshop in Garage |
| # of Garages   | 14   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed Ceilings |
| Appliances        | Dishwasher, Dryer, Washer, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |   |
|--------------|---|
| Fireplaces   | Family Room, Wood Burning, See Through, Stone |
| Has Basement | Yes   |
| Basement     | Finished, Full                                |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Many Trees, Private, See Remarks |
| Roof              | Concrete                         |
| Construction      | Cedar, See Remarks               |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 13              |
| Zoning         | R-CRD           |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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