

# \$1,350,000 - 30094 Bunny Hollow Drive, Rural Rocky View County

MLS® #A2200018

**\$1,350,000**

4 Bedroom, 4.00 Bathroom, 2,022 sqft  
Residential on 4.40 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Tucked away on 4.4 acres of fenced, private land surrounded by mature trees, this stunning property offers the perfect blend of charm and serene country living. A highlight of the property is the massive shop (60 ft by 36 ft), thoughtfully designed with an office space (11.5 ft by 32 ft), a half bath, and in-floor heating. Whether you need a dedicated workspace, extra storage, or a garage conversion, this versatile structure provides endless possibilities. Stepping inside, you're greeted by a bright and inviting kitchen, featuring an eating area with a window overlooking the front yard, an open layout, and a pantry for all your storage needs. The living room is equally impressive, offering direct access to the wraparound deck, where you can enjoy breathtaking views of your expansive backyard. For those who work from home or need a quiet retreat, the family room which boasts a stunning wood burning fireplace also provides access to a private office space overlooking the backyard, combining productivity with a peaceful setting. Completing this main level is a 2-piece bathroom and laundry area, maximizing efficiency without sacrificing space. Upstairs, the primary suite is complete with a walk-in closet and a 4-piece ensuite for added comfort and convenience. Two additional great sized bedrooms and a 4pc bathroom complete this



upper level. Descending to the fully finished walkout basement, this space is designed for both relaxation and entertainment. The wet bar and raised breakfast bar add an extra touch of functionality, making this the ideal space for hosting family and friends. An additional bedroom, 4 pc bathroom and large storage room finish off this lovely abode! Stepping outside, this 4.4-acre backyard is a private oasis, complete with a fire pit for summer nights. With plenty of space to roam and play, mature trees providing natural beauty, and a fenced perimeter for security and privacy, this property is a rare find. With newer shingles, fresh stonework on the exterior, and a brand-new parking pad, this home has been thoughtfully updated. Don't miss the opportunity to make this wonderful property yours!

Built in 1996

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2200018                         |
| Price          | \$1,350,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,022                            |
| Acres          | 4.40                             |
| Year Built     | 1996                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 30094 Bunny Hollow Drive |
| Subdivision | Bearspaw_Calg            |

|             |                         |
|-------------|-------------------------|
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3R 1H6                 |

### **Amenities**

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Pantry, Separate Entrance, Wet Bar                                  |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard             |
| Lot Description   | Back Yard, Irregular Lot, Lawn, Many Trees |
| Roof              | Asphalt Shingle                            |
| Construction      | Stone, Vinyl Siding                        |
| Foundation        | Poured Concrete                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 24               |
| Zoning         | R-CRD            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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