

\$1,569,900 - 145 Rolling Acres Drive, Rural Rocky View County

MLS® #A2201051

\$1,569,900

4 Bedroom, 4.00 Bathroom, 2,101 sqft
Residential on 2.02 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Discover this stunning walk-out bungalow that perfectly balances tranquility and modern luxury in Bearspaw. Nestled in a private grove of trees, this beautiful home offers a bright and spacious open floor plan, featuring extensive hardwood flooring, a family room with custom built-ins, and a striking floor-to-ceiling stone fireplace. The front den, complete with a built-in desk and bookshelves, is ideal for working from home, while the formal dining/flex room adds versatility to suit your lifestyle.

The chef's kitchen is a masterpiece, thoughtfully updated with antiqued cream cabinetry, a large island, granite countertops, and premium stainless steel appliances, including double wall ovens and a generous walk-in pantry.

The master suite is a true retreat, designed for relaxation and indulgence, with a spa-inspired ensuite that boasts an air-jet tub, a steam shower, and luxurious finishes.

Hardwood stairs lead to the fully developed walkout basement with in-floor heating, where you'll find three additional bedrooms, two bathrooms, a flex space, and an expansive family/rec room complete with a large wet bar and a second fireplace—perfect for



entertaining or unwinding.

This home has been impeccably maintained with numerous recent upgrades, including a new furnace (2019), hot water tank (2024), HVAC and return system (2024), boiler system (November 2024), water softener (2019), and humidifier (2019). Additionally, 1/3 of the windows have been replaced with triple-pane windows for enhanced energy efficiency. The garage features new doors (2021), and the curtains throughout the home will remain for the new owners.

Step outside to your private paradise. In addition to the inviting fire pit and hot tub, you'll discover an extraordinary enclosed garden—like nothing you've ever seen before. This meticulously designed space is perfect for growing your favorite flowers, vegetables, or herbs, offering endless possibilities to indulge your green thumb. This property offers an abundance of practical features, including a heated garage, RV parking, a massive 34'x14' shed, and a covered dog run.

Located just minutes from Calgary's NW amenities, this exceptional property provides the perfect combination of peaceful seclusion and urban convenience.

Built in 1993

Essential Information

MLS® #	A2201051
Price	\$1,569,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,101

Acres	2.02
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	145 Rolling Acres Drive
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1B8

Amenities

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Built-In Oven, Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Private Yard, Gas Grill
Lot Description	Back Yard, Garden, Irregular Lot, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2025

Days on Market 20

Zoning R-CRD

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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