



24073 Burma Road , Rural Rocky View County, Alberta - \$1,689,000




Main Photo

Property Description

OPEN HOUSE SUN SEPT 21st (12-3 pm) Enjoy the best of both worlds — the peace of country living and the convenience of the city — in this exquisite 3.95-acre Bearspaw estate. Built in 2004 and substantially renovated on the top two floors in 2023–2024, this home offers space, flexibility, and luxury for a large or multigenerational family with 8 bedrooms and 6 bathrooms. A private circular driveway with fresh asphalt sets the tone as you arrive. Inside, the thoughtful floor plan combines functionality and high-end finishes. Four of the eight bedrooms feature ensuite bathrooms, giving every family member and guest a sense of retreat. On the main floor, enjoy a primary bedroom with a 5-piece spa-style ensuite and walk-in closet, a bright front family room, and a huge home office with built-ins and large windows. At the rear, an open-concept kitchen, dining and living area creates the heart of the home: a chef's kitchen with quartz countertops, a massive island, top-end appliances and generous storage, a large dining area for gatherings, and a sunlit living room with a statement fireplace and sprawling backyard views. A convenient main-floor powder room and laundry add everyday practicality. Upstairs, three more bedrooms — each with private ensuites and ample closets — offer comfort and privacy. The fully developed basement adds another four bedrooms, a full bath, and versatile recreation space for games, media, or fitness. Attached to

the home is a double garage (with the option to add a third bay with the addition of a garage door or convert to a large mudroom). Recent updates include a new hot water tank (2024), fresh interior and exterior paint plus new downspouts (2025). Two sheds and two outbuildings are also included. The south-facing lot backs onto open land with no neighbours, creating your own private playground — even a toboggan hill right out back. All this just minutes to the Rocky Ridge YMCA and less than five minutes to Calgary. A rare opportunity to own a fully updated Bears paw acreage in an unbeatable location — book your private showing today!

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