

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

---

MLS® #A2207565

**\$1,999,900**

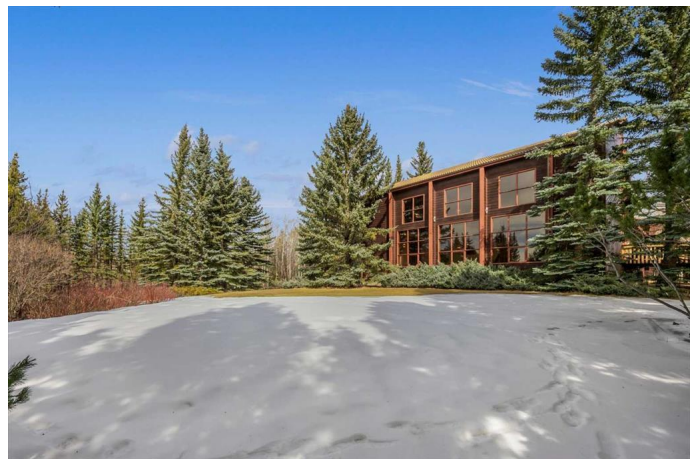
7 Bedroom, 6.00 Bathroom, 5,789 sqft  
Residential on 2.05 Acres

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 belowâ€”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 conditionâ€”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 substanceâ€”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	11
Zoning	R-CRD

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.