\$1,750,000 - 30070 Township Road 254, Rural Rocky View County

MLS® #A2253783

\$1,750,000

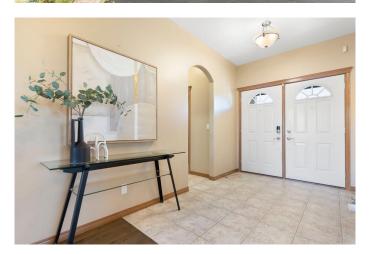
4 Bedroom, 4.00 Bathroom, 2,761 sqft Residential on 2.00 Acres

Bearspaw_Calg, Rural Rocky View County, Alberta

Walking distance to Bearspaw School, 5 min outside Calgary city limits, grocery, gas, Tim Horton's and local fine dining restaurant Flores and Pine, welcome to 30070 Township Rd 254! A rare find due to its very close proximity to Bearspaw School, Bearspaw Lifestyle Centre and the upcoming Three Sister's Centre. This 3,938 sq ft walkout 2-storey home isTURN KEY for your family's needs. The main floor design successfully encompasses modern aesthetic and family functionality; it includes the dining room next to the kitchen, a 3-way fireplace, a flex room that very easily could be a playroom, an office with French doors for quiet and privacy, a bright modern kitchen, the laundry room equipped with counter space and cabinetry up and down, and a 2pc bathroom. The upper level design speaks to making new family memories with the unique placement of an upper level family room (flex room) with fireplace. The primary bedroom is a peaceful retreat with its MOUNTAIN views, luxurious ensuite with high end finishes and features, and spacious walk-in closet. The fully finished basement walks out to a covered deck area with integrated power and lighting, pergola, and fire pit for 4-season outdoor enjoyment. Recent upgrades include two new furnaces, two hot water heaters, humidifier, and a heat-recovery ventilator, two new toilets







(2023), newer washer and dryer, new window coverings throughout, new hood fan (2023), new garage door openers added in 2024. The triple car garage, ample parking on the driveway, and beautiful LOW MAINTENANCE landscaped grounds are perfect for busy households. This residence offers a rare blend of privacy and accessibility.

Built in 2001

Essential Information

MLS® # A2253783 Price \$1,750,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,761 Acres 2.00 Year Built 2001

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 30070 Township Road 254

Subdivision Bearspaw_Calg

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3L 2P7

Amenities

Parking Triple Garage Attached

of Garages 3

Interior

Interior Features Built-in Features, Closet Organizers, Dry Bar

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 3

Fireplaces Basement, Family Room, Gas, Living Room, Three-Sided

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit, Covered Courtyard

Lot Description Landscaped, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 24th, 2025

Days on Market 1

Zoning R-CRD; R1

Listing Details

Listing Office Real Broker

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