

\$1,499,000 - 65 Woodland Lane, Rural Rocky View County

MLS® #A2254515

\$1,499,000

4 Bedroom, 3.00 Bathroom, 1,824 sqft
Residential on 2.00 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Nestled on a serene 2-acre lot surrounded by mature trees, this fully renovated home seamlessly blends timeless character with modern comfort. From the moment you arrive, the craftsmanship and thoughtful details set the tone for what lies within. Vaulted ceilings with rich wooden beams and panelled accents soar above the main living spaces, while hardwood flooring stretches throughout the main and upper levels, adding warmth and continuity to every room. The heart of the home is the stunning kitchen, where culinary function and design converge. Anchored by a large island, this space is outfitted with stainless steel appliances and highlighted by an incredible stone-surround fireplace that makes it feel both welcoming and dramatic. The kitchen flows effortlessly into the bright eating nook, where expansive windows frame tranquil treed views and doors open to the expansive wraparound, south-facing deck—perfect for morning coffee, summer barbecues, or evenings watching the sunset. Open sightlines extend into the living room, where a brick-surround fireplace with a timeless mantle creates a cozy focal point. Here, the open connection to the dining space allows for easy entertaining, whether intimate dinners or larger gatherings. Upstairs, the primary suite is a true retreat with a spa-inspired ensuite features dual vanities and



a standalone shower. A custom closet with built-ins provides thoughtful storage while maintaining a refined feel. Two additional bedrooms, one with access to to a separate deck, and a 5pc bathroom complete this upper level. The lower level walkout extends the home’s functionality and charm. A spacious family room boasts easy access to the lower-level patio. A generously sized bedroom with its own walk-in closet adds comfort for guests or family members as well as a 4pc bathroom completes this lower level. The extended main level also includes a versatile laundry area with custom built-ins, dual desks with an office space—perfect for work-from-home flexibility or household organization. Outside, the property offers endless opportunity to enjoy the beauty of its setting. The south-facing back deck overlooks the surrounding landscape, while a dedicated fire pit area provides the perfect spot for gathering under the stars. Additional features include a brand new roof in August 2025! With privacy, tranquility, and views in every direction, this home offers a rare retreat-like lifestyle just minutes from modern conveniences. Blending architectural charm with practical luxury, this one-of-a-kind property captures the best of indoor-outdoor living. From the character-rich details inside to the peaceful, wooded backdrop outside, every element has been carefully curated to create a home that is as inviting as it is unforgettable.

Built in 1975

Essential Information

MLS® #	A2254515
Price	\$1,499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3

Square Footage	1,824
Acres	2.00
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

Community Information

Address	65 Woodland Lane
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1G4

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Many Trees, Private, Treed, Irregular Lot, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	9
Zoning	R-CRD

Listing Details

Listing Office	RE/MAX First
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