\$1,599,900 - 11 Grove Lane, Rural Rocky View County

MLS® #A2228046

\$1,599,900

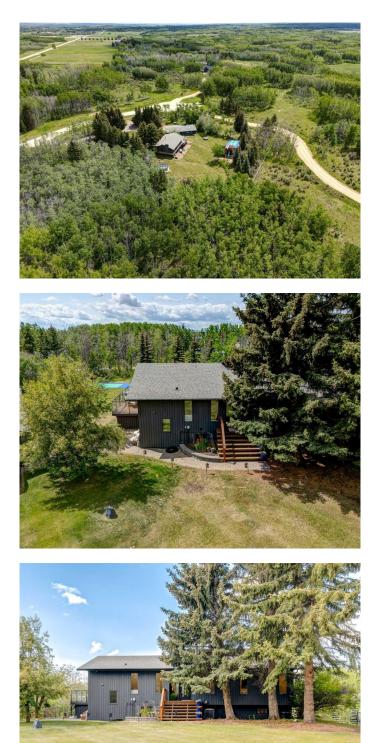
5 Bedroom, 3.00 Bathroom, 1,500 sqft Residential on 6.53 Acres

Bearspaw_Calg, Rural Rocky View County, Alberta

Your secluded sanctuary awaits! Tucked within the exclusive Grove at Bearspaw, this extensively renovated walk-out bungalow offers a rare chance to enjoy upscale living, immersed in nature. Set on 6.53 acres of scenic, tree-lined land, this private sanctuary combines modern luxury with peaceful seclusion, perfect for family living and entertaining.

Inside, the open-concept design welcomes you with soaring vaulted ceilings, rich cedar beams, and a stunning wood-burning fireplace that anchors the great room. Oversized windows frame panoramic views in every direction, filling the home with natural light. White oak hardwood flows throughout the main level, leading you into a custom designed kitchen with modern cabinetry, quartz countertops, a full pantry wall, premium stainless steel appliances, and a 6-burner gas range.

Just off the dining room, sliding doors open to a wraparound composite deck, ideal for morning coffee or evening gatherings. The main level includes a serene primary suite with its own access to the wrap around deck, a spa-inspired 5-piece ensuite featuring in-floor heating, plus a den (or 5th bedroom), stylish powder room, and custom mudroom lockers. The walkout lower-level features three generously sized bedrooms, a stylish 4-piece bathroom with in-floor heating, a spacious laundry room, and ample storage. A bright



media room with soaring ceilings and a second wood-burning fireplace creates the perfect space to gather and unwind with the family for cozy movie nights.

Outdoor living here is truly exceptional. The detached triple garage is complemented by a heated attached flex room, complete with vaulted ceilings and a wall of windows that overlook the expansive yard, ideal for a studio, fitness space, or peaceful retreat. A large wood sauna, greenhouse for year-round gardening, private basketball court, and a massive children's playground enhance the outdoor experience, all surrounded by beautifully manicured landscaping. The composite lower deck offers a perfect spot to relax or entertain, while the natural setting and regular wildlife sightings make every day feel like a getaway. Additional highlights include air conditioning, a water softener, vinyl flooring in the garage, built-in permanent exterior lighting installed in the eaves, and a fully paved road and driveway for added ease and comfort. Whether you're seeking a peaceful forever home or a private escape, this one of a kind property delivers unmatched value and endless inspiration.

Built in 1973

Essential Information

| MLS® # | A2228046 |
|----------------|-------------|
| Price | \$1,599,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,500 |
| Acres | 6.53 |
| Year Built | 1973 |
| Туре | Residential |

| Sub-Type | Detached |
|----------|----------------------------------|
| Style | Bungalow, Acreage with Residence |
| Status | Active |

Community Information

| Amenities | |
|-------------|-------------------------|
| Postal Code | T4C 2Z3 |
| Province | Alberta |
| County | Rocky View County |
| City | Rural Rocky View County |
| Subdivision | Bearspaw_Calg |
| Address | 11 Grove Lane |

| Utilities | Electricity Connected, Natural Gas Connected, Phone Connected, See Remarks |
|----------------|--|
| Parking Spaces | 8 |
| Parking | Additional Parking, Insulated, Paved, Triple Garage Detached |
| # of Garages | 3 |

Interior

| Interior Features | Central \ | Vacuum | , Close | et Organize | ers, Dou | ble Vanity, | High | Ceilings, |
|-------------------|-----------|----------|---------|-------------|----------|-------------|------|-----------|
| | Kitchen | Island, | Open | Floorplan, | Quartz | Counters, | See | Remarks, |
| | Beamed (| Ceilings | , Sauna | 1 | | | | |

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

| Heating | Forced Air |
|---------|-------------|
| Cooling | Central Air |

| Cooling | Central |
|---------|---------|
| | |

Fireplace Yes # of Fireplaces 2

| 1 | |
|--------------|--------------------------|
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| Exterior Features | Balcony, Lighting, Playground, Private Yard, Basketball Court |
|-------------------|---|
| Lot Description | Back Yard, Front Yard, Landscaped, Private, See Remarks, Irregular Lot, Many Trees, Paved |
| | Lui, Many Trees, Faveu |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |

Foundation Poured Concrete

Additional Information

| Date Listed | June 6th, 2025 |
|----------------|----------------|
| Days on Market | 10 |
| Zoning | R-RUR |

Listing Details

Listing Office Real Broker

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