

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

MLS® #A2254797

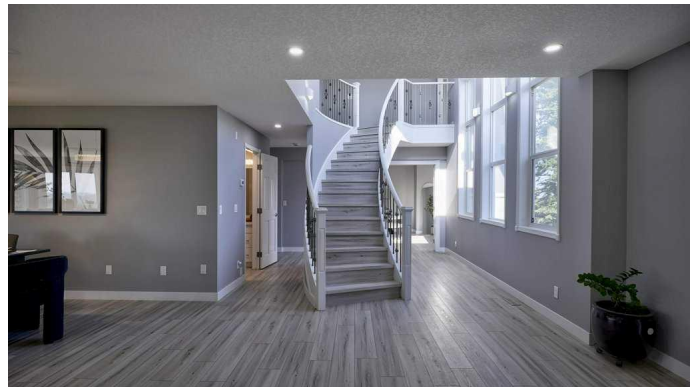
\$1,689,000

8 Bedroom, 6.00 Bathroom, 3,259 sqft
Residential on 3.95 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

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 Bearspaw acreage in an unbeatable location – book your private showing today!

Built in 2004

Essential Information

MLS® #	A2254797
Price	\$1,689,000
Bedrooms	8
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,259
Acres	3.95
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	24073 Burma Road
Subdivision	Bearspaw_Calg
City	Rural Rocky View County

County	Rocky View County
Province	Alberta
Postal Code	T3R1E3

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	12
Zoning	R-RUR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.