

# \$1,595,000 - 31 Biggar Heights Bay, Rural Rocky View County

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MLS® #A2237415

**\$1,595,000**

5 Bedroom, 3.00 Bathroom, 1,921 sqft  
Residential on 2.00 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Welcome to this stunning bungalow nestled on a private, treed acreage in the serene community of Bearspaw. Located just minutes from Calgary and Cochrane, this beautifully updated custom home offers the perfect blend of peaceful rural living (with chickens!) along with city conveniences. Inside, the home offers 5 spacious bedrooms making the home perfect for large families or multigenerational living. Need a mortgage helper? Unique to this home is a separate, fully autonomous main floor guest suite (NOTE: at time of this write up this is currently an illegal suite as the application has not yet been approved by Rocky View). Offering just under 4,000 sqft of total living space, this is truly a versatile home.

The recently renovated kitchen features ceiling-height cabinetry, new flooring, stainless steel appliances (built-in oven and cooktop) and a large island with seating. Off the kitchen is a sunlit breakfast nook and formal dining room. The primary suite offers a newly renovated ensuite with dual vanities and a glass-and-tile shower. A beautifully updated main bath complements the rest of the home. Outdoor living shines here, with expansive wraparound decks on both levels, providing ideal spots to enjoy wildlife, the surrounding trees, and serene quiet. Gardeners will love the fruit trees, cultivated garden spaces, and a cold room perfect for storing homegrown



produce and preserves. For the hobbyist or professional, the upgraded oversized heated detached triple garage (complete with EV charger) is the perfect place to set up a workshop, ready for your tools, projects, or car collection. Other main UPGRADES INCLUDE: triple pane windows, creation of the 2 bedroom suite with its own mechanical room, kitchen and washer and dryer. Situated at the entrance to a quiet cul-de-sac, this property backs onto green space for true country living.

Built in 1991

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2237415                         |
| Price          | \$1,595,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,921                            |
| Acres          | 2.00                             |
| Year Built     | 1991                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 31 Biggar Heights Bay   |
| Subdivision | Bearspaw_Calg           |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3R 1H4                 |

**Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Triple Garage Detached |
| # of Garages | 3                      |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Walk-In Closet(s)                |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 2                                                                                  |
| Fireplaces        | Gas, Living Room, Mantle, Raised Hearth, Recreation Room, Tile                     |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full, Walk-Out                                                           |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                  |
| Lot Description   | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Stucco, Wood Frame                                                                       |
| Foundation        | Wood                                                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 48             |
| Zoning         | R-CRD          |

## Listing Details

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

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