

# \$1,825,000 - 25063 Briarwood Drive, Rural Rocky View County

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MLS® #A2204035

**\$1,825,000**

6 Bedroom, 6.00 Bathroom, 3,661 sqft  
Residential on 2.00 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Exceptional executive home nestled on 2 acres, 3 minutes from City Limits in the prestigious Bearspaw area, offering over 3600 square feet of meticulously designed living space on the main and upper floors. With another 2138 sq feet of developed basement space. This stunning residence features a walk-out basement and showcases an array of upgrades that elevate its appeal. As you approach the home, youâ€™ll appreciate the convenience of a paved driveway leading directly to the front door. The property includes a triple attached garage, along with an additional double garage at the rear, providing ample space for vehicles and storage. Safety is paramount, and this property is equipped with a built-in fire suppression system in the additional space, designed by Troy, ensuring peace of mind for you and your guests. Inside, the main floor is designed for both comfort and functionality, featuring two primary bedrooms that offer luxurious retreats, along with a spacious den or office to accommodate your professional needs. A natural gas fireplace in the main living area adds an inviting warmth and coziness, creating a perfect ambiance for relaxation and gatherings. The heart of the home is undoubtedly the expansive kitchen, which is a chef's dream. It boasts a Viking professional refrigerator and a Brigade professional 6-burner gas stove,



complemented by generous storage and ample preparation space, making it ideal for culinary enthusiasts. The home is meticulously maintained, with beautiful landscaping that enhances the outdoor aesthetic. The southwest-facing yard is a true oasis, complete with a massive deck perfect for entertaining or simply enjoying the serene surroundings. The walk-out basement not only adds to the living space but also includes a gym and two additional bedrooms, making it a versatile area for relaxation and recreation. Throughout the home, youâ€™ll find large walk-in closets that provide abundant storage, ensuring that everything has its place. With a total of six bedrooms and 5.5 bathrooms, this property is designed for both family living and hosting guests. Additional features include two air conditioning units for optimal comfort during warmer months and a Generac generator for reliability during any potential power interruptions. The home operates on a septic system and is serviced by Rocky View County water. This exquisite property presents a unique opportunity to embrace luxury living in a tranquil setting, making it an ideal choice for discerning buyers seeking both elegance and functionality. The addition to home and full roof replaced in 2015!

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204035    |
| Price          | \$1,825,000 |
| Bedrooms       | 6           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 3,661       |
| Acres          | 2.00        |
| Year Built     | 2001        |

|          |   |
|----------|---|
| Type     | Residential                               |
| Sub-Type | Detached                                  |
| Style    | Acreage with Residence, 1 and Half Storey |
| Status   | Active                                    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 25063 Briarwood Drive   |
| Subdivision | Bearspaw_Calg           |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3R1C2                  |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 5  |
| Parking        | Double Garage Attached, Triple Garage Attached |
| # of Garages   | 5  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Bar, Beamed Ceilings, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Bar Fridge   |
| Heating           | Forced Air, Fireplace(s)  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Electric, Gas, Basement, Family Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Playground, Private Entrance  |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behind, Underground Sprinklers, Gentle Sloping |
| Roof              | Asphalt Shingle   |
| Construction      | Mixed, Stucco, Wood Frame   |

Foundation                Poured Concrete

### **Additional Information**

Date Listed                March 20th, 2025

Days on Market        42

Zoning                    R-1

### **Listing Details**

Listing Office            eXp Realty

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