

\$1,750,000 - 30070 Township Road 254, Rural Rocky View County

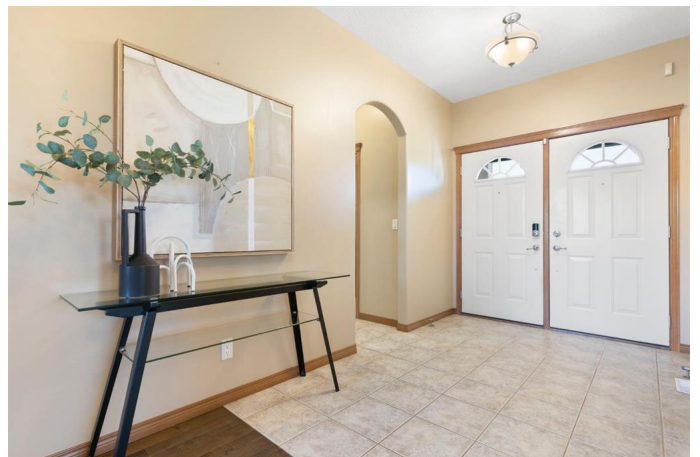
MLS® #A2253783

\$1,750,000

4 Bedroom, 4.00 Bathroom, 2,761 sqft
Residential on 2.00 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Walking distance to Bearspaw School, 5 min outside Calgary city limits, grocery, gas, Tim Horton's and local fine dining restaurant Flores and Pine, welcome to 30070 Township Rd 254! A rare find due to its very close proximity to Bearspaw School, Bearspaw Lifestyle Centre and the upcoming Three Sister's Centre. This 3,938 sq ft walkout 2-storey home is TURN KEY for your family's needs. The main floor design successfully encompasses modern aesthetic and family functionality; it includes the dining room next to the kitchen, a 3-way fireplace, a flex room that very easily could be a playroom, an office with French doors for quiet and privacy, a bright modern kitchen, the laundry room equipped with counter space and cabinetry up and down, and a 2pc bathroom. The upper level design speaks to making new family memories with the unique placement of an upper level family room (flex room) with fireplace. The primary bedroom is a peaceful retreat with its MOUNTAIN views, luxurious ensuite with high end finishes and features, and spacious walk-in closet. The fully finished basement walks out to a covered deck area with integrated power and lighting, pergola, and fire pit for 4-season outdoor enjoyment. Recent upgrades include two new furnaces, two hot water heaters, humidifier, and a heat-recovery ventilator, two new toilets



(2023), newer washer and dryer, new window coverings throughout, new hood fan (2023), new garage door openers added in 2024. The triple car garage, ample parking on the driveway, and beautiful LOW MAINTENANCE landscaped grounds are perfect for busy households. This residence offers a rare blend of privacy and accessibility.

Built in 2001

Essential Information

MLS® #	A2253783
Price	\$1,750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,761
Acres	2.00
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	30070 Township Road 254
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2P7

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Closet Organizers, Dry Bar
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Family Room, Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Covered Courtyard, Fire Pit
Lot Description	Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	12
Zoning	R-CRD; R1

Listing Details

Listing Office	Real Broker
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