

# \$1,849,900 - 112a Equestrian Drive, Rural Rocky View County

---

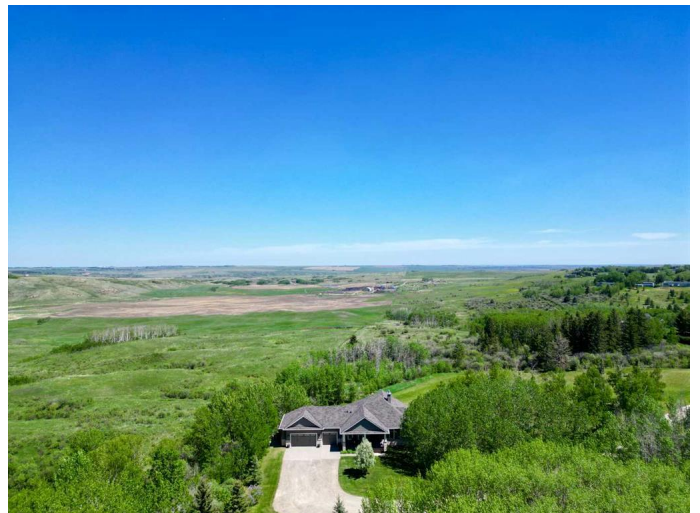
MLS® #A2225998

**\$1,849,900**

4 Bedroom, 3.00 Bathroom, 1,859 sqft  
Residential on 3.95 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Nestled on nearly 4 acres of pristine natural landscape, this exceptional property offers an unparalleled lifestyle on a premium lot with sweeping valley views! Surrounded by towering trees and immersed in nature, this one-of-a-kind residence perfectly blends luxury, functionality, and tranquility. Inside, soaring 9-foot ceilings and expansive windows flood the home with natural light, offering uninterrupted views of the surrounding valley and lush greenery. The heart of the home is the stunning kitchen featuring a large island with granite countertops, stainless steel appliances, and full ceiling-height cabinetry, every inch of the space is both stylish and functional. A butler's pantry adds even more storage and prep space—ideal for entertaining or keeping the main kitchen pristine. Adjacent to the kitchen, the bright eating nook offers seamless access to the back deck, where you'll find yourself constantly drawn to the breathtaking views and serenity of the setting. The living room is anchored by a spectacular floor-to-ceiling stone fireplace with a warm wooden mantle, creating a cozy focal point for gathering with family or enjoying a peaceful evening. Large windows allow the landscape to become part of the décor, providing a true connection to the outdoors from every vantage point. The primary retreat features private access to the



sprawling back deck, a spacious walk-in closet, and a luxurious 5-piece ensuite with in-floor heating, a soaking tub, double vanity, private water closet and a stand-alone shower! Access to the triple car garage with 40-amp electrical outlet and natural gas roughed in, a 2pc powder room and additional bedroom complete this main level. Descending to the fully finished walkout basement, the extensive living space is warmed by in-floor heating throughout! This floor boasts a large family room with a striking triple-sided fireplace clad in stone, a full wet bar for entertaining, and direct access to the lower patio and backyard. Two additional bedrooms with generous walk-in closets share a spacious 3-piece bathroom, while a large flex room provides the perfect space for a home gym, studio, or flex room space. Additional features include a brand-new roof (2025), triple-pane windows throughout that provide excellent energy efficiency, water softener, new air conditioning (2024), a central vacuum system and a fenced dog run ensures your four-legged friends are safe and happy! Private, peaceful, and beautifully appointed—this is the rare property that truly has it all. Pride of ownership is seen throughout!

Built in 2013

**Essential Information**

MLS® #	A2225998
Price	\$1,849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,859
Acres	3.95
Year Built	2013

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

### Community Information

Address	112a Equestrian Drive
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1C9

### Amenities

Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Many Trees, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	7
Zoning	R-RUR

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

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