

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

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	35
Zoning	R-CRD

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.