

\$1,495,000 - 141 Rolling Acres Drive, Rural Rocky View County

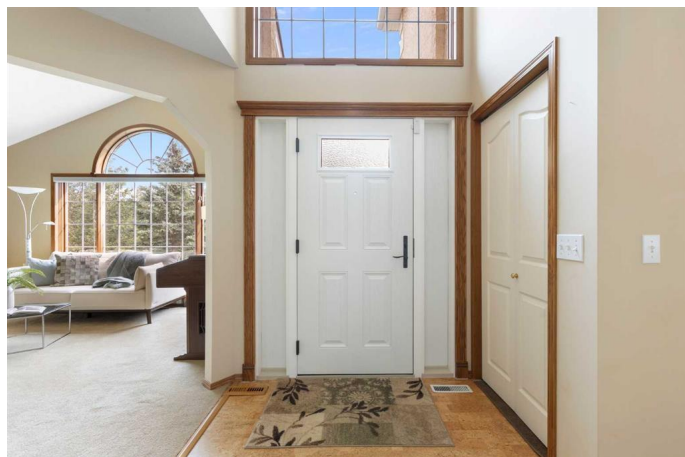
MLS® #A2235613

\$1,495,000

3 Bedroom, 4.00 Bathroom, 1,989 sqft
Residential on 4.03 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

141 Rolling Acres is a beautifully maintained property on 4 acres that offers a blend of luxury, privacy, and natural beauty. Only minutes from the city limits and a perfect property for a hobby farm should you want to own horses, chickens or just enjoy peaceful 4 acre living. With 3,375 sq ft of finished living space and minutes from city limits, here you can enjoy peaceful surroundings and spot wildlife from your windows. Step inside to a bright, open living room with vaulted ceilings and expansive windows throughout that showcase breathtaking views of the property. Off the front entrance a separate dining room provides a beautiful space for hosting friends and family for dinners. Further in is the kitchen with its corner window behind the sink providing more views of the property and allowing light to flow in. This kitchen offers both style and functionality with plenty of cupboard and counter space as well as additional seating space in the eating nook. Second living room across from the breakfast nook has a fireplace and provides a wonderful space to cozy up for family time. The main floor has a bedroom with walk-in closet and 4 piece ensuite. Mudroom attached to the kitchen provides additional storage space heading to the garage door. 2 piece bathroom completes the main floor. Upstairs is where you will find the huge primary bedroom. This



entire upper level is your own secluded oasis with built-in shelving, large 5 piece ensuite with deep soaker tub and double vanity. The ensuite has several large windows with a second walk-in closet. In the basement is an expansive rec room with office nook, large storage and utility room with washer and dryer. Additional basement bedroom is perfect for guests and 3 piece bathroom completes this level. This property is a nature lover's dream. The spacious deck is perfect for entertaining with 360 degree mature, tree views to enjoy. This property has access to all amenities under 10km away, making the perfect blend of country living with access to the city.

Built in 1995

Essential Information

MLS® #	A2235613
Price	\$1,495,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,989
Acres	4.03
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	141 Rolling Acres Drive
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1B8

Amenities

Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Irregular Lot, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 29th, 2025
Days on Market	34
Zoning	R-RUR

Listing Details

Listing Office	Real Broker
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