

**30070 Township Road 254
Rural Rocky View County, Alberta**

MLS # A2253783



\$1,545,000

Division:	Bearspaw_Calg	
Type:	Residential/House	
Style:	2 Storey, Acreage with Residence	
Size:	2,761 sq.ft.	Age: 2001 (25 yrs old)
Beds:	4	Baths: 3 full / 1 half
Garage:	Triple Garage Attached	
Lot Size:	2.00 Acres	
Lot Feat:	Landscaped, Rectangular Lot, Views	

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CRD; R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Dry Bar		
Inclusions:	Window Coverings		

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.