

# \$875,000 - 143 Country Club Lane, Rural Rocky View County

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MLS® #A2230854

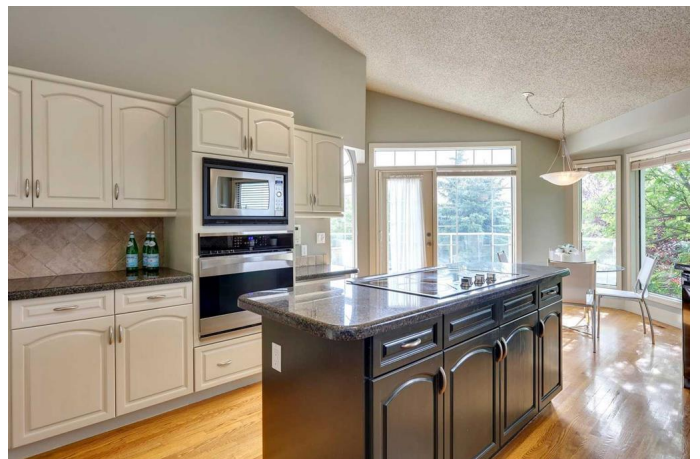
**\$875,000**

3 Bedroom, 3.00 Bathroom, 2,119 sqft  
Residential on 0.11 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

**\$100K PRICE DROP SINCE ORIGINAL LIST!**

The **ULTIMATE ADDRESS** for maintenance-free country living in the coveted Bearspaw Manor Estates. This property is one of only 24 in a community that lends itself to the snowbird lifestyle. Thanks to a healthy condo association, many owners choose to travel during the winter knowing their property is in good hands. Enjoy the view of the golf course while being a considerable distance away from the tee box enabling privacy and safety from errant golf shots. This executive walkout bungalow has the best of both worlds, full everyday living all on the main floor including laundry and then when you are ready to entertain a huge rec room, wet bar and snooker table on the lower level. The walk out patio welcomes your guests to an expansive lawn (maintained for you!) and the clean country air. The oversized **HEATED** 2 car garage has an epoxy floor and room for ample storage. Perfect for hobbyists or collectors items. The built-in alarm system and air conditioning system are some of the features that make this property turnkey. The kitchen's stainless steel appliances and large island, the living room's vaulted ceilings, custom cabinetry, generous windows and skylights and the separate dining room give this beautiful villa its luxurious feel. In addition to two furnaces, the home is equipped



with a wood burning fireplace that keeps your living space cozy. Providing easy access to the mountains, the Bearspaw Farmer's Market, nearby shopping centers, and a state of the art fitness/physio center (YMCA) makes this property a must see!

Built in 1990

### **Essential Information**

MLS® #	A2230854
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,119
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	143 Country Club Lane
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1G2

### **Amenities**

Amenities	Snow Removal, Trash
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized, See Remarks
# of Garages	2

### **Interior**

Interior Features	Bookcases, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Water Softener
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	72
Zoning	DC

## Listing Details

Listing Office	Real Broker
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