

\$1,525,000 - 107 North Valley Bay, Rural Rocky View County

MLS® #A2240405

\$1,525,000

3 Bedroom, 3.00 Bathroom, 2,456 sqft
Residential on 3.95 Acres

Jewel Valley, Rural Rocky View County,
Alberta

Tucked away on a quiet cul-de-sac, this 4-acre Bearspaw sanctuary offers something increasingly rare - true privacy surrounded by natural beauty. The property backs onto expansive 16 acre municipal reserve, creating an uninterrupted backdrop of wilderness that extends your living space far beyond property lines. A back gate opens to maintained perimeter trails, inviting morning walks or evening adventures with four-legged family members.

Children will discover their own magical kingdom within the groves of mature trees - natural playgrounds where imagination runs wild and childhood memories are forged. The landscape balances open lawns for active play with untamed pockets of forest that whisper of adventure and exploration.

The spacious walkout bungalow welcomes you through the foyer, immediately drawing your gaze to the wall of windows in the family room that frame ever-changing seasonal views.

Soaring 9 and 11-foot ceilings create an airy atmosphere throughout the open floor plan, while the stone fireplace, flanked by built-in cabinetry, anchors the heart of the home with warmth and character.

The kitchen serves as command central for family life, featuring floor-to-ceiling oak cabinetry and a substantial granite-topped island that naturally becomes the gathering



place for homework, conversations, and culinary creativity. The adjoining dining nook opens to the rear deck, blending indoor and outdoor living. When entertaining calls for something more formal, the walk-through butler's pantry connects effortlessly to the dedicated dining room - a thoughtful design that transforms hosting from stressful to seamless.

Three main-floor bedrooms create a practical layout for family living. The two secondary bedrooms share a convenient jack-and-jill bathroom: a morning-routine game-changer for busy families. The primary suite offers its own deck access for private morning coffee moments, complemented by a walk-in closet and ensuite featuring an oval soaker tub, dual vanities, and separate shower.

Practical spaces elevate daily living: the well-appointed laundry room provides ample storage and workspace, while the generous mudroom with built-in cubbies tames the chaos of active family life. Solid wood doors and a blend of tile and site-finished hardwood flooring add character throughout.

The walkout basement offers additional living space with heated engineered hardwood floors, a spacious recreation room complete with wet bar and full-size fridge, and a dedicated theatre room with projector for family movie nights. Two additional bedrooms with oversized windows could serve guests, teenagers, or home office needs, while unfinished space awaits your personal vision.

The oversized triple garage features heated floors and includes a generous workshop area - perfect for the hobbyist or craftsman.

This rare offering speaks to families seeking room to breathe, grow, and create lasting memories where privacy and nature converge with thoughtful design and generous living spaces.

Built in 2006

Essential Information

MLS® #	A2240405
Price	\$1,525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,456
Acres	3.95
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	107 North Valley Bay
Subdivision	Jewel Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R1H9

Amenities

Amenities	Other
Parking Spaces	7
Parking	Heated Garage, Oversized, Triple Garage Attached, Workshop in Garage
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	R-CRD
HOA Fees	300
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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