

# \$1,545,000 - 141 Rolling Acres Drive, Rural Rocky View County

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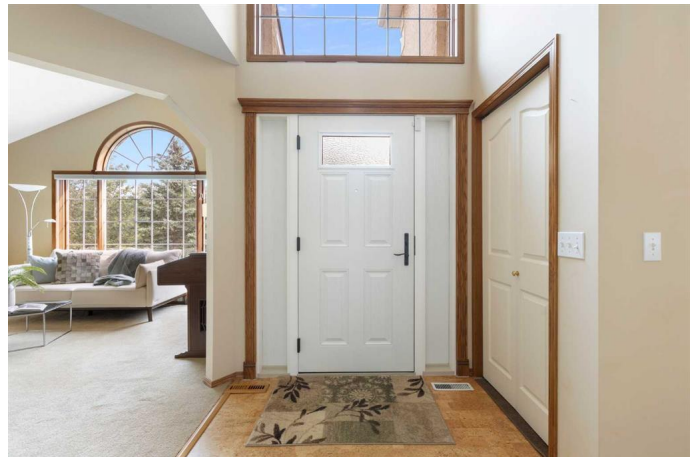
MLS® #A2235613

**\$1,545,000**

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. 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	\$1,545,000
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
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# 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 1  
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 1  
Zoning R-RUR

## Listing Details

Listing Office Real Broker

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