

# \$1,689,000 - 24073 Burma Road, Rural Rocky View County

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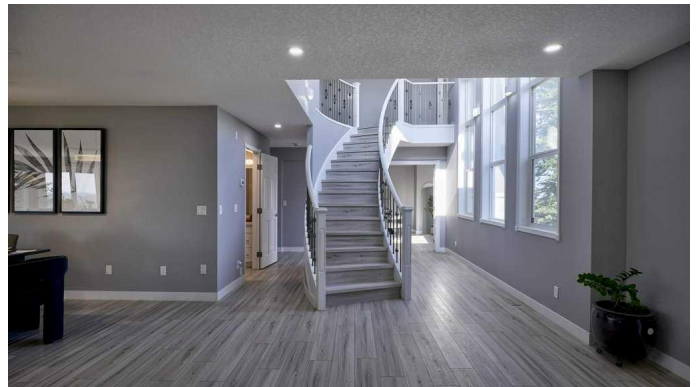
MLS® #A2254797

**\$1,689,000**

8 Bedroom, 6.00 Bathroom, 3,259 sqft  
Residential on 3.95 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Enjoy the best of both worlds – the peace of country living and the convenience of the city only a few hundred meters from the city limits opening the door to endless future prospects. Prime location for successful home based business. This exquisite Bearspaw estate sits on approx 4 acres land & features virtually 5100 sqft of developed living space. Built in 2004 and substantially renovated on the top two floors in 2023–2024, this home offers space, flexibility, and luxury for a large or multigenerational family with 8 bedrooms and 6 bathrooms. A private circular driveway with fresh asphalt sets the tone as you arrive. Inside, the thoughtful floor plan combines functionality and high-end finishes. Four of the eight bedrooms feature ensuite bathrooms, giving every family member and guest a sense of retreat. On the main floor, enjoy a primary bedroom with a 5-piece spa-style ensuite and walk-in closet, a bright front family room, and a huge home office with built-ins and large windows. At the rear, an open-concept kitchen, dining and living area creates the heart of the home: a chef's kitchen with quartz countertops, a massive island, top-end appliances and generous storage, a large dining area for gatherings, and a sunlit living room with a statement fireplace and sprawling backyard views. A convenient main-floor powder room and laundry add everyday



practicality. Upstairs, three more bedrooms “ each with private ensuites and ample closets “ offer comfort and privacy. The fully developed basement adds another four bedrooms, a full bath, and versatile recreation space for games, media, or fitness. Attached to the home is a double garage (with the option to add a third bay with the addition of a garage door or convert to a large mudroom). Recent updates include a new hot water tank (2024), fresh interior and exterior paint plus new downspouts (2025). Two sheds and two outbuildings are also included. The south-facing lot backs onto open land with no neighbours, creating your own private playground “ even a toboggan hill right out back. No need to worry about well water quality “ this property is already connected to the community Water Co-op, ensuring reliable, great-tasting water year-round. All this just minutes to the Rocky Ridge YMCA and less than five minutes to all the shopping & convenience. No HOA Fees. Far away from high voltage power lines and telephone towers. A rare opportunity to own a fully updated Bears paw acreage in an unbeatable location, a true live in the country, play in the city offering “ book your private showing today!

Built in 2004

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254797    |
| Price          | \$1,689,000 |
| Bedrooms       | 8           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 3,259       |
| Acres          | 3.95        |
| Year Built     | 2004        |

|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | 2 Storey, Acreage with Residence |
| Status   | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 24073 Burma Road        |
| Subdivision | Bearspaw_Calg           |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3R1E3                  |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer                                         |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                 |
| Cooling           | None                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                        |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                           |
| Lot Description   | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Stone, Stucco, Wood Frame                                                                       |
| Foundation        | Poured Concrete                                                                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 24                  |
| Zoning         | R-RUR               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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