

# \$1,450,000 - 15 Taylor Bay, Rural Rocky View County

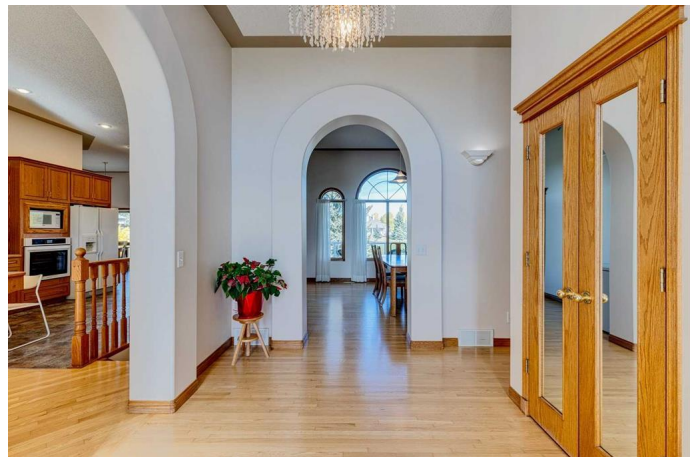
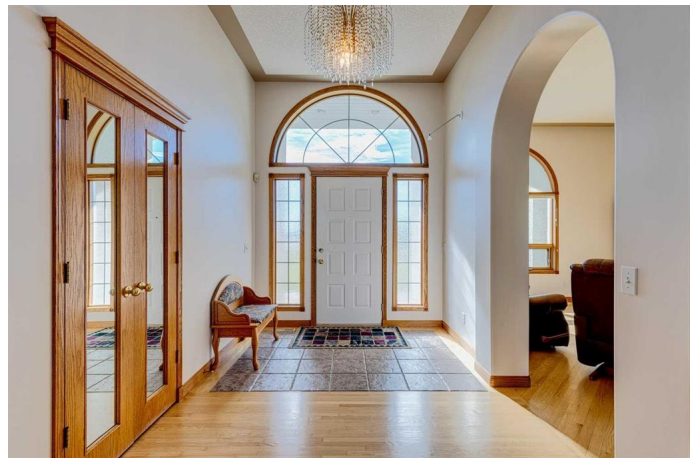
MLS® #A2198766

**\$1,450,000**

5 Bedroom, 4.00 Bathroom, 2,326 sqft  
Residential on 2.00 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Own your slice of paradise in Bearspaw! Situated on two acres in the sought-after community of Bearspaw, this home offers breathtaking mountain views and is within walking distance of local schools, including Bearspaw School and the future Renfrew Educational Services Legacy School. This magnificent property offers everything you need to create the family home of your dreams. With 12-foot ceilings throughout the main floor, this bright and spacious home provides a rare offering as a bungalow with three bedrooms on the main floor. The large primary bedroom provides a secluded retreat with a large walk-in closet, access to the rear balcony and a large ensuite bathroom with a soaker tub, dual vanity and separate shower. This home features a large kitchen with a cozy breakfast nook and a formal dining room, perfect for entertaining and large family gatherings. The functional main floor also includes a convenient laundry room and a separate mudroom entrance. One of the standout features of this home, that your kids will be sure to love, is the full-sized hockey rink with boards, ideal for aspiring NHL prospects to sharpen their skills in winter, or to enjoy basketball and roller hockey during the summer months, the options are endless. This thoughtfully built home includes extra insulation between floors and rooms for sound-dampening purposes as well as a sprinkler fire suppression system for lower



insurance premiums. The fully developed walk-out basement is a cozy retreat with efficient in-floor heating throughout. The basement provides a large recreation room, two additional bedrooms, bright office space, and a spacious exercise room or flex room with a steam shower! You will find ample storage in the basement with a separate cold room, currently being used as a wine maker's hobby room. The attached triple-car garage provides ample indoor parking spaces and features one higher door to accommodate indoor RV storage, all while the driveway offers ample additional parking options. This well-maintained home offers the opportunity to renovate into your dream home or move in as-is. Don't miss the chance to own this unique property where luxury, functionality, and family living come together in harmony!

Built in 1999

### **Essential Information**

MLS® #	A2198766
Price	\$1,450,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,326
Acres	2.00
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	15 Taylor Bay
Subdivision	Bearspaw_Calg

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3L 2P7

### **Amenities**

Parking	Driveway, RV Access/Parking, Additional Parking, RV Garage, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bookcases, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Trash Compactor, Water Softener
Heating	In Floor, Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Basketball Court
Lot Description	Cul-De-Sac, Lawn, See Remarks
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	30
Zoning	Residential

### **Listing Details**

Listing Office	Charles
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