

# \$1,450,000 - 141 Rolling Acres Drive, Rural Rocky View County

---

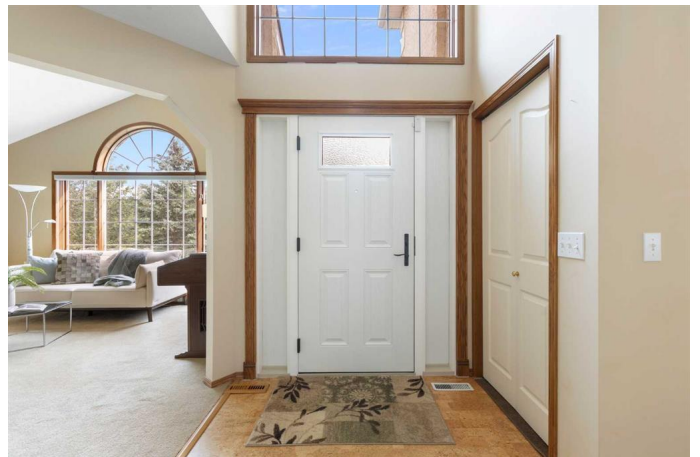
MLS® #A2235613

**\$1,450,000**

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. Only minutes from the city limits and a perfect property for a hobby farm should you want to own horses, chickens or just enjoy peaceful 4 acre living. 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 is on the water co-op and 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          | \$1,450,000                               |
| 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          | Acreage with Residence, 1 and Half Storey |
| 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

# of Garages 3

## Interior

Interior Features Ceiling Fan(s), Double Vanity, Walk-In Closet(s), Vaulted Ceiling(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 2

Fireplaces Brick Facing, Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Landscaped, Private, Irregular Lot, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 29th, 2025

Days on Market 42

Zoning R-RUR

## Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.