

# \$875,000 - 143 Country Club Lane, Rural Rocky View County

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MLS® #A2230854

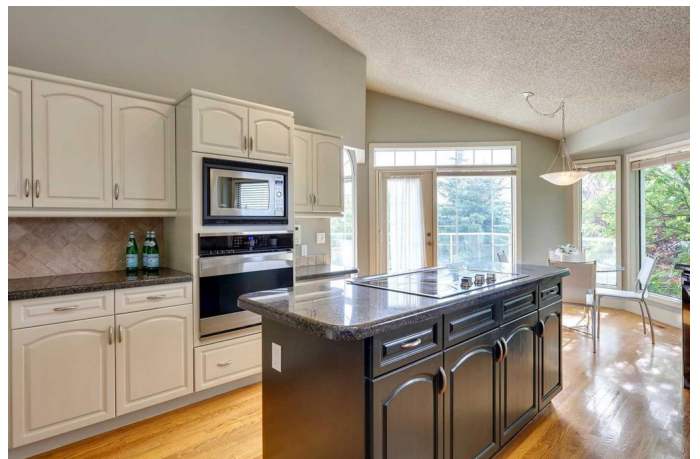
**\$875,000**

3 Bedroom, 3.00 Bathroom, 2,119 sqft  
Residential on 0.11 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

**\$100K PRICE DROP SINCE ORIGINAL LIST!**

The **ULTIMATE ADDRESS** for maintenance-free country living in the coveted Bearspaw Manor Estates. This property is one of only 24 in a community that lends itself to the snowbird lifestyle. Thanks to a healthy condo association, many owners choose to travel during the winter knowing their property is in good hands. Enjoy the view of the golf course while being a considerable distance away from the tee box enabling privacy and safety from errant golf shots. This executive walkout bungalow has the best of both worlds, full everyday living all on the main floor including laundry and then when you are ready to entertain a huge rec room, wet bar and snooker table on the lower level. The walk out patio welcomes your guests to an expansive lawn (maintained for you!) and the clean country air. The oversized **HEATED** 2 car garage has an epoxy floor and room for ample storage. Perfect for hobbyists or collectors items. The built-in alarm system and air conditioning system are some of the features that make this property turnkey. The kitchen's stainless steel appliances and large island, the living room's vaulted ceilings, custom cabinetry, generous windows and skylights and the separate dining room give this beautiful villa it's luxurious feel. In addition to two furnaces, the home is equipped



with a wood burning fireplace that keeps your living space cozy. Providing easy access to the mountains, the Bearspaw Farmer's Market, nearby shopping centers, and a state of the art fitness/physio center (YMCA) makes this property a must see!

Built in 1990

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2230854               |
| Price          | \$875,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,119                  |
| Acres          | 0.11                   |
| Year Built     | 1990                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 143 Country Club Lane   |
| Subdivision | Bearspaw_Calg           |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3R 1G2                 |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash                                                      |
| Parking Spaces | 4                                                                        |
| Parking        | Double Garage Attached, Heated Garage, Insulated, Oversized, See Remarks |
| # of Garages   | 2                                                                        |

**Interior**

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)                                                             |
| Appliances        | Dishwasher, Refrigerator, Oven-Built-In, Dryer, Electric Cooktop, Garage Control(s), Microwave, Washer, Window Coverings, Wine Refrigerator, Water Softener |
| Heating           | Forced Air, Fireplace(s), In Floor, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                           |
| Fireplaces        | Gas, Wood Burning                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Finished, Full, Walk-Out                                                                                                                                    |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | None                                                                            |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Landscaped |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stone, Stucco, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 120             |
| Zoning         | DC              |

## Listing Details

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

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