

**31067 Woodland Heights
Rural Rocky View County, Alberta**

MLS # A2289752



\$3,250,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	6,109 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	12.58 Acres		
Lot Feat:	Landscaped, Many Trees, Pasture, Treed, Views, Wooded		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Concrete, Hardwood, Slate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	2-26-3-W5
Exterior:	Log, Mixed	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, French Door, Granite Counters, Jetted Tub, Natural Woodwork, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		
Inclusions:	Negotiable		

A rare 12.5 acre estate in the heart of Bearspaw. Previously offered on 4.29 acres, this property has been fundamentally transformed through the strategic assembly of an expansive western parcel, now encompassing approximately 12.5 acres of private land in one of Rocky View County's most prestigious enclaves. For the established family or equestrian buyer seeking meaningful scale, long-term value, and exceptional privacy, this is an entirely elevated opportunity. The 6,000+ sq ft log and stone residence remains a striking blend of mountain architecture and refined modern design. Vaulted ceilings, exposed beams, and expansive windows frame panoramic views, while multiple gathering spaces create seamless flow for both everyday living and large-scale entertaining. The chef's kitchen, complete with natural-edged island, granite surfaces, farmhouse sink, and premium appliances, anchors the main level. A dramatic great room with heated stamped concrete floors and a commanding stone fireplace offers a sophisticated yet welcoming focal point. Formal and informal dining areas, a private office, and thoughtfully designed secondary spaces provide versatility for a growing family or multi-generational living. Upstairs, the primary retreat features a spa-inspired ensuite with steam shower and air-jet tub, along with two additional bedrooms and curated architectural details that add warmth and character. The fully developed lower level includes a games room, media room with fireplace, wine cellar, and additional bedroom, creating a complete lifestyle environment within the home. What truly distinguishes this offering is the land. Over twelve acres dramatically expands the privacy, usability, and long-term potential of the property. The additional parcel opens the door to future equestrian enhancements, expanded recreation, additional

outbuildings, or simple enjoyment of uninterrupted space and mountain views. This is a rare chance to secure acreage of this scale in Bearspaw without sacrificing proximity to Calgary. A heated six-car garage with radiant flooring, workshop capability, and integrated Control4 automation further elevates the estate’s functionality and appeal.