

# Single Family Duplex For Sale

1,888 Sqft - 154 COUNTRY CLUB LANE, Rural  
Rocky View County, Alberta, Canada T3R1G2



**NO PICTURE**



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## Property [Description](#)

Surrounded by the beautifully manicured fairways of the Bears paw Golf Club is this exclusive enclave of 24 luxury villas & where you'll find this beautifully renovated 2 bedroom + den bungalow...welcome to Bears paw Manor Estates!

## Basic [Details](#)

Property Type: **Single family**

Listing Type: **For Sale**

Residential Type: **Duplex**

Backing South onto the 8th hole with its wonderful mountain views, this stunning air-conditioned home has been extensively updated & features upgraded engineered hardwood floors & sleek new kitchen, spa-inspired master ensuite & sought-after 3 car garage...plus all new plumbing...no more PolyB! Outstanding open design with expansive windows & soaring vaulted ceilings, with its sun-drenched living room with 2-sided, wood-burning fireplace & built-ins, spacious formal dining area & glistening white kitchen with granite counters & walk-in pantry, access to the huge balcony (complete with gas BBQ line) & upgraded stainless steel appliances including the built-in convection oven & chimney hoodfan plus cooktop induction stove. Fantastic main floor owners' retreat with walk-in closet with built-ins & luxurious jetted tub ensuite with quartz-topped double vanities, tile floors & oversized glass/tile shower. There's also a great main floor home office with French doors & laundry area with built-in cabinets & sink. The walkout level - with toasty infloor heating & newer carpets, is beautifully finished with a large 2nd bedroom & full bath, games room with sitting area & rec room with gas fireplace & wet bar. In addition to all the renovations to the main floor (in 2015), the hot water tank was also replaced in 2017 & a new roof in 2018. Rare opportunity to make your home in this coveted estate community, on the outskirts of the Calgary city limits within easy reach of top-notch shopping & schools, transit & beyond! (id:15472)

MLS® #:	<b>A1021206</b>
Price:	<b>\$759,900</b>
Beds:	<b>2</b>
Baths:	<b>3</b>
Rooms:	<b>Register to View</b>
Half Baths:	<b>1</b>
Sq Ft:	<b>1,888 Sqft</b>
Year Built:	<b>1991</b>

## Location

Street Number:	<b>154</b>
Street:	<b>COUNTRY CLUB</b>
Country:	<b>CA</b>
Province:	<b>AB</b>
City:	<b>Rural Rocky View County</b>
Postal Code:	<b>T3R1G2</b>
Longitude:	<b>W115° 43' 33.8"</b>
Latitude:	<b>N51° 9' 20.8"</b>
Site Influences:	<b>Golf Course, Park</b>

## Features

View Features:	<b>View</b>
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## Agent Info

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