

31067 WOODLAND HEIGHTS



403.247.9988

info@themckelviigroup.com

www.themckelviigroup.com



— THE **McKELVIE** —
— GROUP.com —

real
Real Broker

31067 WOODLAND HEIGHTS

Welcome to the best of both worlds - country living at its finest with stunning mountain views, all wrapped up in a unique & tastefully modern home. Set within 4.29 acres of peaceful surroundings, this property blends the warmth of log & stone architecture with the sleek sophistication of modern design, technology & custom millwork. It's a perfect mix of character & elegance, all set in a spot that's as private as it is beautiful. As you step inside, you're welcomed to a space where thoughtful lighting design & artistic fixtures create a warm & inviting atmosphere. To your left, a peaceful sitting room offers an ideal spot for relaxation, its charm amplified by the magical glow from the inlaid lighting within a captivating stone wall. On your right, an intimate formal dining area awaits, perfectly designed to host those special occasions & memorable gatherings. At the heart of the home, the luxurious kitchen features sleek, espresso cabinets, granite counters & a natural-edged island, contrasting beautifully with the charming farmhouse sink & high-end appliances. Adjoining this space is a cozy sitting area & casual dining nook, perfect for everyday meals. The central living area unfolds into a spacious, light-filled room with high vaulted ceilings, log beams & a welcoming fireplace. Unwind on the wrap-around deck, savouring a glass of wine while absorbing the serenity of your surroundings & the breathtaking mountain views. A convenient yoga room is tucked away for your private practice, while a bathroom with direct hot tub access, plus a bedroom completes this level. Ascend the unique split-log staircase to the upper level, where tastefully angled ceilings & thoughtfully placed windows create distinctive vignettes for each room. The primary suite, with its stone wall entrance, log beams & whitewashed ceiling, exudes a cozy yet airy atmosphere. Indulge in the spa-like ensuite, equipped with a steam shower & air-jet tub. Two additional bedrooms & a bathroom enhance the upper level's comfort. The lower level features a dedicated games room, a media room with a gas fireplace & a wine cellar.

Back on the main floor in the new wing of the home, a spectacular great room, boasting heated stamped concrete floors, vaulted ceilings & an impressive stone fireplace, commands attention. An adjoining home office & staircase leading to an upper bedroom make this area perfect for work or relaxation. The extraordinary 6-car garage, with its high ceilings, radiant heated floors & custom cabinetry, will thrill car enthusiasts & hobbyists alike. The smart system extends here, continuing the property's intelligent design. Outside, gather around the fire pit, soak in the hot tub, play in the yard or relax on the deck. Here, the possibilities for creating cherished memories are endless. This modern haven is more than just a home; it's a lifestyle, a retreat, a dream come true. Discover the best of both worlds, where country charm meets modern luxury, in this one-of-a-kind, resort-like setting.



31067 Woodland Heights Rural Rocky View County, AB T3R 1C6

Residential
Active

A2043763

W: 5 R: 3 T: 26 S: 2 Q: NE **DOM:** 0 **LP:** \$2,750,000.00
PD: **OP:** \$2,750,000.00

Class: Detached **City:** Rural Rocky View County
County: Rocky View County **Subdivision:** Bears paw_Calg
Type: House **Ttl Beds:** 5
Levels: Two **F/H Bth:** 4/1
Year Built: 2013 **RMS SQFT:** 6,088.72
LINC#: [0026651753](#) **LP/SF:** \$451.65
Arch Style: 2 Storey, Acreage with Residence **Suite:** No
Possession: 90 Days / Neg, Negotiable
Lot Dim: **Lot Size:** 4.29 Ac
Front Length: **Lot Depth:** M '
Legal Pln: 9610340 **Blk:** 8 **Lot: C** **Condo:** No
Zoning: R-RUR **Tax Amt/Yr:** \$7,554.00/2021
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** SE
Restrict: Easement Registered On Title, Restrictive Covenant-Building Design/Size



Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 5	Main: 420.13	Mtr2	4,522.27	SqFt
EnSt Bth:	1	3	0	0	0	Rms Abv: 14	Blw Grade: 92.30	Mtr2	993.47	SqFt
	0	0	0	1	0		Total AG: 565.66	Mtr2	6,088.72	SqFt

Garage Dims (L x W): 74` 11" x 30` 11"

Property Information

Basement: Finished, Full	Lndry Feat: Laundry Room, Main Level, Sink
Heating: In Floor, Forced Air, Natural Gas	Cooling: Central Air
Construction: Log, Mixed	Fireplaces: 3/Family Room, Gas, Glass Doors, Great Room, Mixed, Other, See Remarks, Stone, Wood Burning
Foundation: Poured Concrete	Flooring: Carpet, Concrete, Hardwood, Slate, Tile
Exterior Feat: Other, Private Yard	Fencing: Partial
Roof Type: Asphalt Shingle	Balcony: Deck, Front Porch, See Remarks, Wrap Around
Reports: RMS Supplements, Title	
Parking: Garage Faces Front, Garage Faces Rear, Heated Garage, Oversized, Quad or More Detached, See Remarks, Workshop in Garage Total: 12	

Property Information

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)

Comm Feature: Golf, Schools Nearby

Lot Features: Landscaped, Many Trees, See Remarks, Views

Goods Include: induction stove, wine fridge(3), espresso machine, hot tub, storage shed, Control 4 automation system, garbage compactor

Appliances: Central Air Conditioner, Dryer, Microwave, Oven, Refrigerator, Washer, Window Coverings

Other Equip: Water - Filtration, Water Softener

Goods Exclude: golf simulator, movie projector, stereo and video components for Control 4 system

Rural

Water Supply: Well	Sewer/Septic: Septic System	Total Acres: 4.29
Water GPM:	Well Depth:	Nearest Town: Calgary
Road Access: Paved Driveway (to House)		Acres Cleared:

Printed Date: 05/16/2023 1:17:12 PM

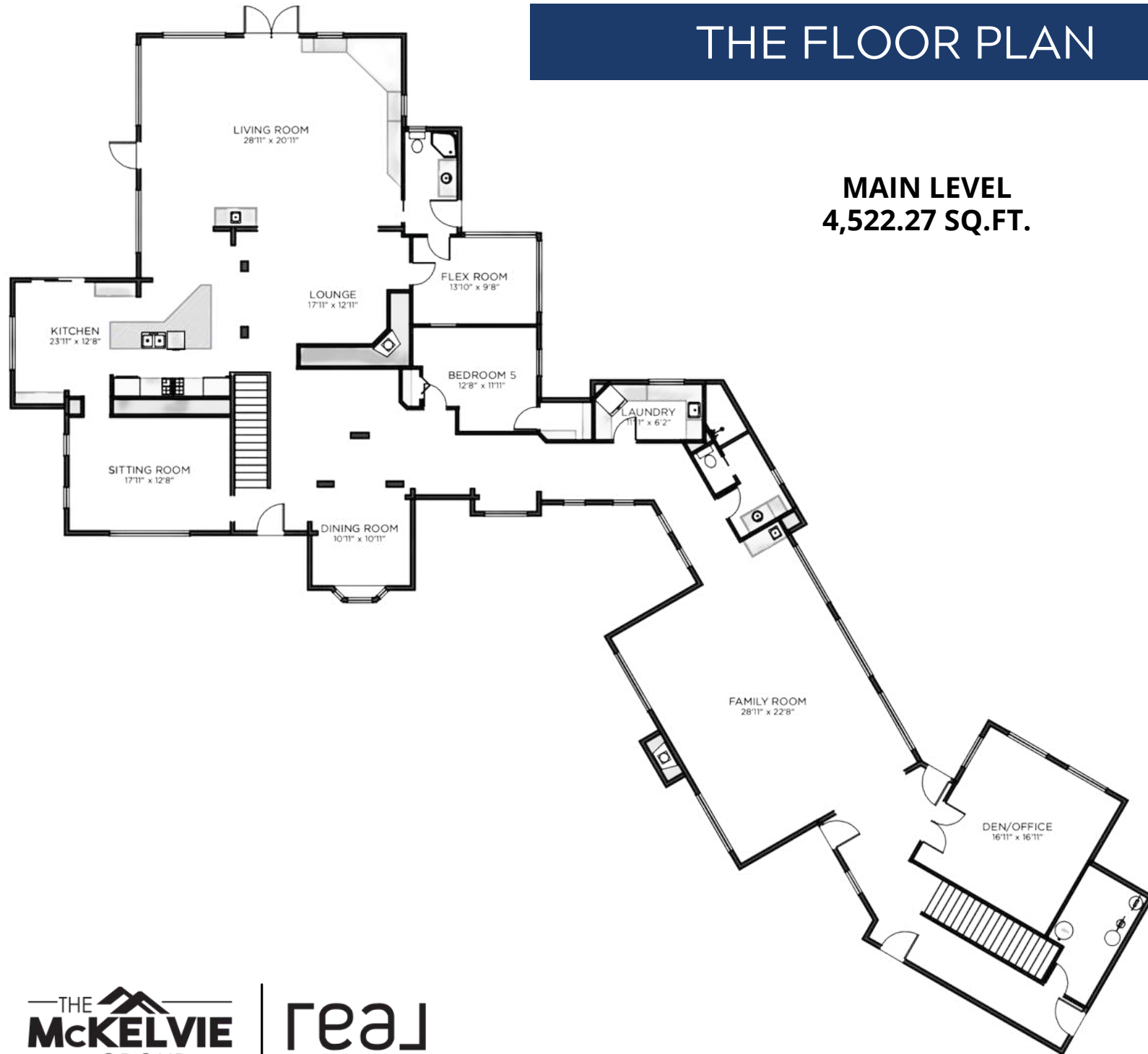
INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

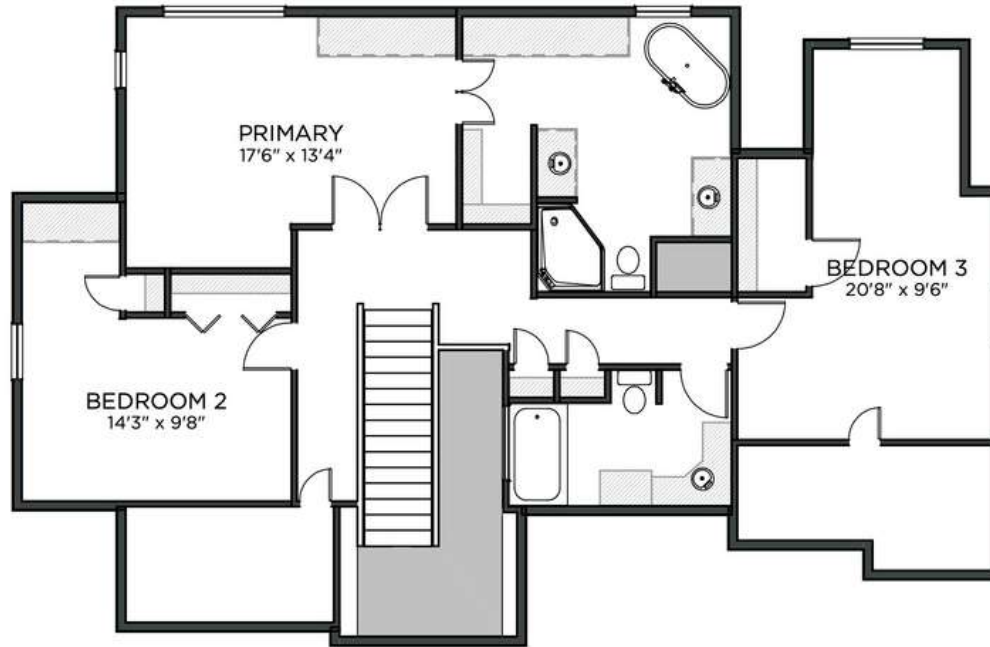
<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Type</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	23`11" x 12`8" 7.29M x 3.86M	Dining	Main	10`11" x 10`11" 3.33M x 3.33M
Living	Main	28`11" x 20`11" 8.81M x 6.38M	Family	Main	28`11" x 22`8" 8.81M x 6.91M
Den	Main	16`11" x 16`11" 5.16M x 5.16M	Other	Main	17`11" x 12`8" 5.46M x 3.86M
Other	Main	17`11" x 12`11" 5.46M x 3.94M	Other	Main	13`10" x 9`8" 4.22M x 2.95M
Laundry	Main	11`11" x 6`2" 3.63M x 1.88M	Other	Main	11`4" x 7`6" 3.45M x 2.29M
Frn/Util	BSMT	18`8" x 5`8" 5.69M x 1.73M	Storage	BSMT	11`11" x 5`4" 3.63M x 1.62M
Game	BSMT	16`11" x 10`8" 5.16M x 3.25M	Media	BSMT	25`1" x 15`2" 7.64M x 4.62M
Wine Cellar	BSMT	4`11" x 3`4" 1.50M x 1.01M	Primary Bed	Upper	17`6" x 13`4" 5.33M x 4.06M
Bedrm	Upper	14`3" x 9`8" 4.34M x 2.95M	Bedrm	Upper	20`8" x 9`6" 6.30M x 2.90M
Bedrm	Upper	16`11" x 12`11" 5.16M x 3.94M	Bedrm	Main	12`8" x 11`11" 3.86M x 3.63M
2pc Bathroom	BSMT	5`8" x 5`4" 1.73M x 1.62M	3pc Bathroom	Main	14`11" x 6`8" 4.55M x 2.03M
3pc Bathroom	Main	11`3" x 5`9" 3.43M x 1.75M	3pc Bathroom	Upper	10`11" x 7`2" 3.33M x 2.19M
5pc Ensuite bath	Upper	14`8" x 9`11" 4.47M x 3.02M			

THE FLOOR PLAN

**MAIN LEVEL
4,522.27 SQ.FT.**

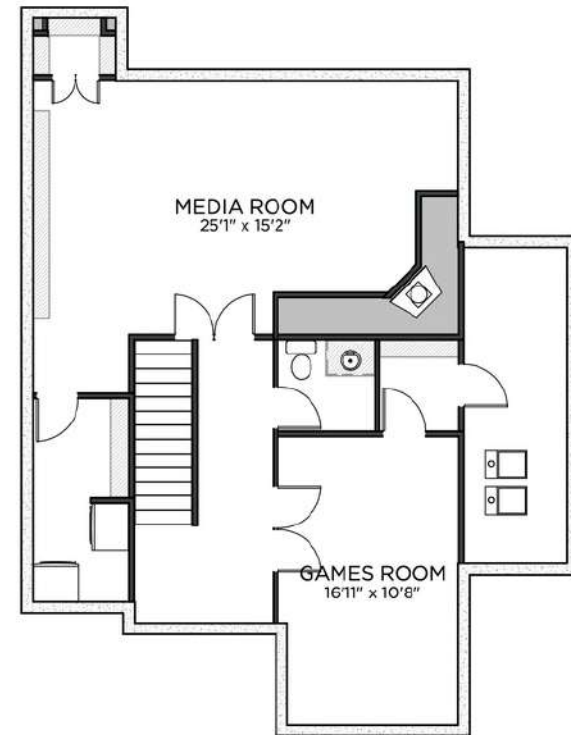


THE FLOOR PLAN



**UPPER LEVELS
1,566.45 SQ.FT.**

**BASEMENT (Below Grade)
993.47 SQ.FT.**



FLOOR TOTALS

Main Level	4,522.27 sq.ft	/ 420.12 m2	Exterior Wall Size	2 x 6
Upper Level	1,566.45 sq.ft	/ 145.52 m2	**Above Grade Inc. Ext	
Third Level				
Lower Level				
*Basement	993.47 sq.ft	/ 92.29 m2		
RMS AREA	6,088.72 sq.ft	/ 565.64 m2		
*TOTAL	7,082.19 sq.ft	/ 657.93 m2		

ROOM DIMENSIONS (FEET/METERS)

Kitchen	23'11" x 12'8"	/ 7.29 x 3.86	M	Laundry Room	11'11" x 6'2"	/ 3.63 x 1.88	M
Dining Room	10'11" x 10'11"	/ 3.33 x 3.33	M	Utility Room One	11'4" x 7'6"	/ 3.45 x 2.29	M
Living Room	28'11" x 20'11"	/ 8.81 x 6.38	M	Utility Room Two	18'8" x 5'8"	/ 5.69 x 1.73	B
Family Room	28'11" x 22'8"	/ 8.81 x 6.91	M	Storage Room	11'11" x 5'4"	/ 3.63 x 1.63	B
Den/Office	16'11" x 16'11"	/ 5.16 x 5.16	M	Games Room	16'11" x 10'8"	/ 5.16 x 3.25	B
Sitting Room	17'11" x 12'8"	/ 5.46 x 3.86	M	Media Room	25'1" x 15'2"	/ 7.65 x 4.62	B
Lounge	17'11" x 12'11"	/ 5.46 x 3.94	M	Wine Cellar	4'11" x 3'4"	/ 1.50 x 1.02	B
Flex Room	13'10" x 9'8"	/ 4.22 x 2.95	M	Garage	74'11" x 30'11"	/ 22.83 x 9.42	M

BEDROOM DIMENSIONS (FEET/METERS)

Primary	17'6" x 13'4"	/ 5.33 x 4.06	U	Bedroom Five	12'8" x 11'11"	/ 3.86 x 3.63	M
Bedroom Two	14'3" x 9'8"	/ 4.34 x 2.95	U				
Bedroom Three	20'8" x 9'6"	/ 6.30 x 2.90	U				
Bedroom Four	16'11" x 12'11"	/ 5.16 x 3.94	U				

BATHROOM DIMENSIONS (FEET/METERS)

2-Piece	5'8" x 5'4"	/ 1.73 x 1.63	B
3-Piece	14'11" x 6'8"	/ 4.55 x 2.03	M
3-Piece	11'3" x 5'9"	/ 3.43 x 1.75	M
3-Piece	10'11" x 7'2"	/ 3.33 x 2.18	U
5-Piece Ensuite	14'8" x 9'11"	/ 4.47 x 3.02	U











THE
McKELVIE
GROUP.com

real
Real Broker





























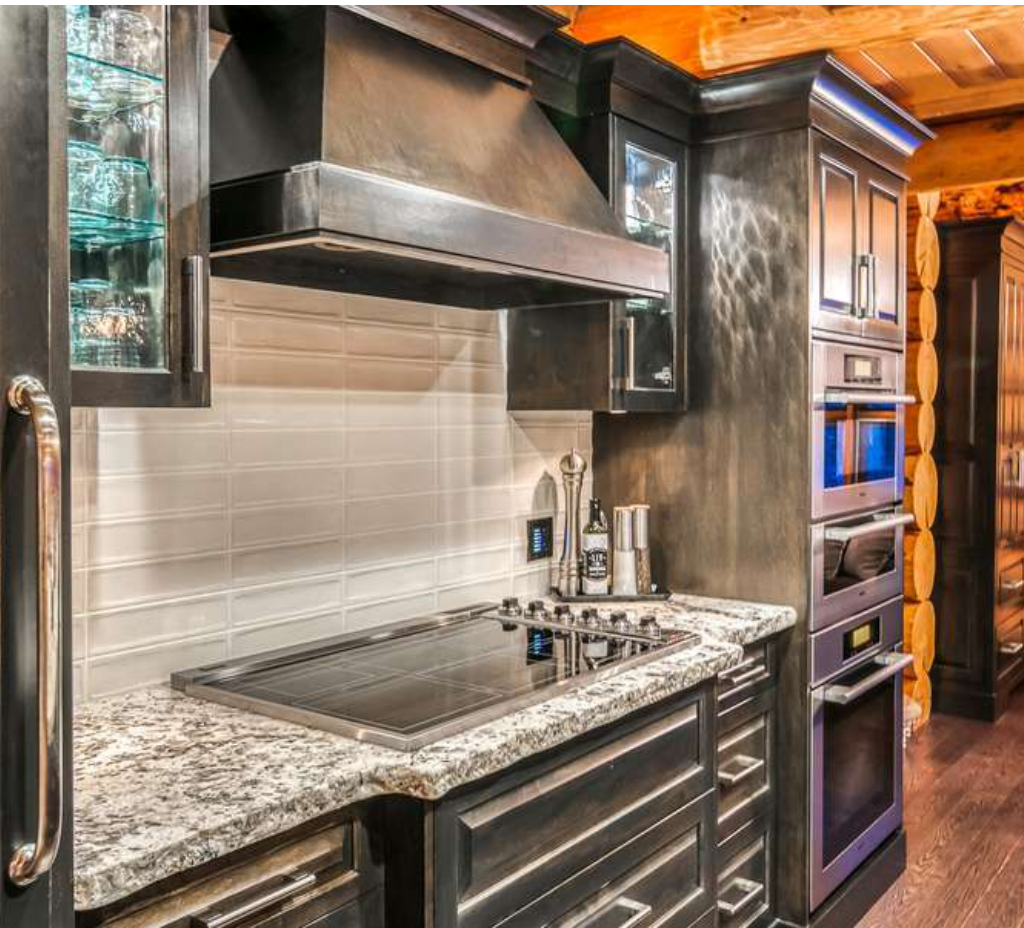
































































































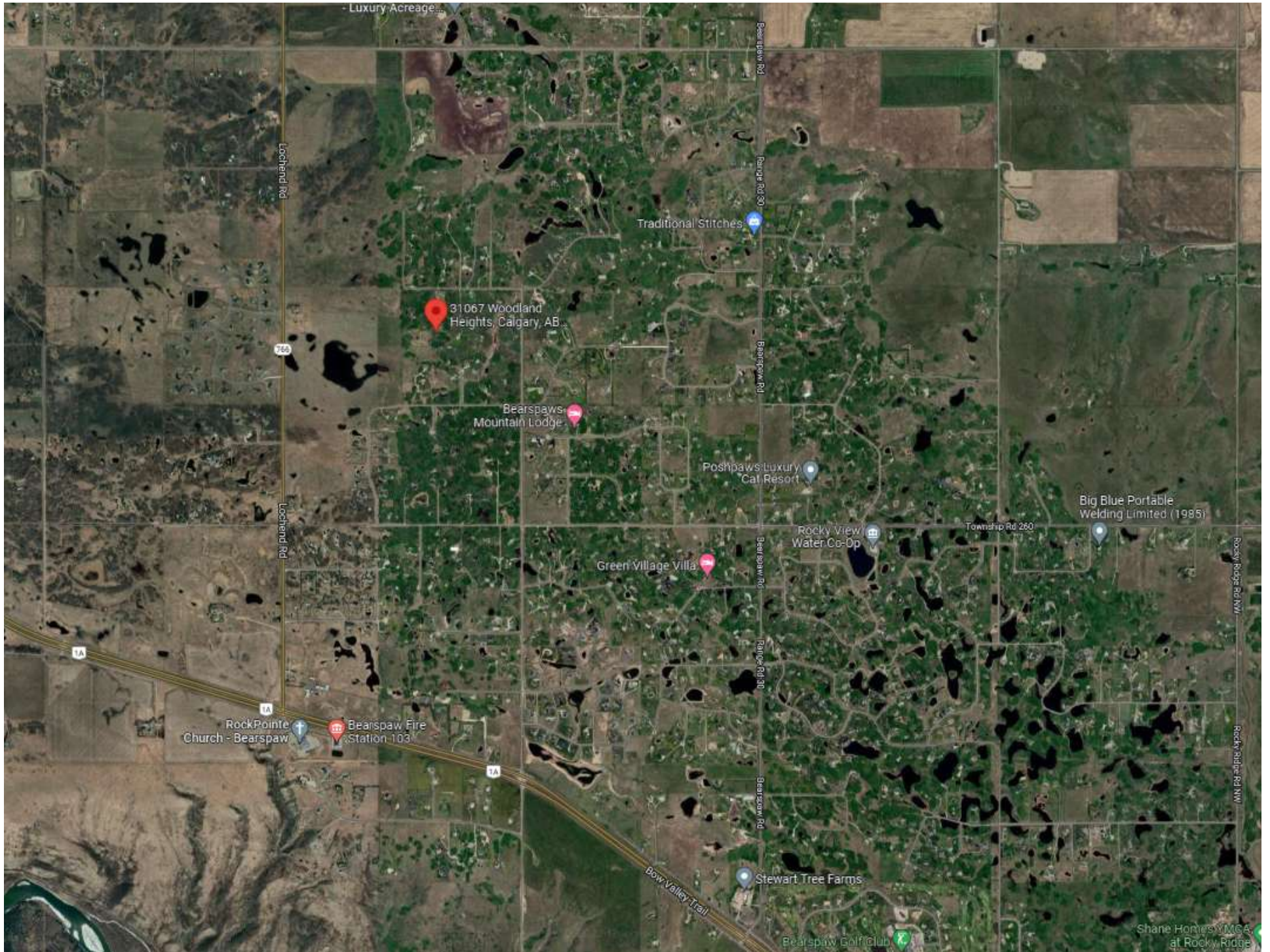












BEARSPAW

ABOUT

Bearspaw is a rural community within Rocky View County consisting mostly of country residential acreages. Bearspaw is located northwest of the City of Calgary and east of the Town of Cochrane, on Highway 1A. The community of Bearspaw is one of the foremost places to live in Calgary with incredibly impressive homes on large private lots. Just on the outskirts of city limits, this community fully captures the natural beauty of the surrounding area landscape and features walking paths, ponds and lakes, wildlife and more.



HISTORY -

A Canadian Pacific Railway station was located and named Bearspaw in 1909. The Bearspaw name originates from Chief Bearspaw, who was head of the Stoney Nations. He was an influential negotiator and signatory for the 1877 Treaty No. 7. The Bearspaw area was settled mainly by dairy farmers. The first schoolhouse in the Bearspaw area had one classroom and was built in 1920 and it remained open until 1965. Bearspaw grew to include a mixture of farms and ranches, acreages and planned subdivisions.

LOCAL AMENITIES:

Local Shopping - Close to many amenities including the Bearspaw Golf & Country Club, the Bearspaw Lions Club Farmers Market, and the new Bearspaw Tim Hortons, and gas bar with a mini mart and Cold Stone Creamery. A short drive to local shopping in Rocky Ridge that includes the Co-op Grocery store and gas station, a bank, Subway, vets and more.

LIVING IN ROCKY VIEW COUNTY

<https://www.rockyview.ca/LivinginRockyView.aspx>

BEARSPAW

IMPORTANT LINKS:

Water - Rocky View Water Co-op 403-239- 6242

Garbage Pick-up - GFL Green For Life Garbage Disposal 403-265- 0046

- Kosland Garbage Disposal 403-226- 3726

- Waste Management 1- 866- 366-4564

Canada Post Royal Oak 403-374- 3346

Cochrane RCMP 403-932- 2211

By-Law Officer Cochrane 403-851- 2532

Rocky View County General Inquires 403-230-1401

CRHA Barry Cochran Parks Manager 403-651- 4226

Alberta Fish Wildlife 403-297- 6423

Alberta Institute of Wildlife Conservation 403-946- 2361



LIBRARIES



Crowfoot Library

8665 Nose Hill Dr NW

Phone: 403-260-2600

<https://calgarylibrary.ca/>

Nan Booth Library

405 Railway Street West, Cochrane

403-932-4353

<http://www.cochranepubliclibrary.ca/>

TRANSIT

Tuscany C-Train station - From there you can catch the #210 Redline that goes downtown.

<http://www.calgarytransit.com/schedule-s-maps>

BEARSPAW

LOCALLY

Locally you can find a convenience store, gas station, golf & country club, Tim Hortons and a wonderful new restaurant called Flores and Pine.



Bearspaw Golf & Country Club -

61 Hamilton Dr.

403.239.7444

<https://www.golfbearspaw.com/>



Flores & Pine
254028 Bearspaw Rd
403-241-7611

An elevated casual experience, serving a chef-crafted menu featuring locally sourced ingredients, grilled modern classics, and Sunday brunch.

<https://www.floresandpine.com/>



Bearspaw Farmers Market

25240 Nagway Road

Starts 1st Sunday in June - End of Sept.

<http://bearspawlions.com/farmersmarket/>

BEARSPAW

SHOPPING CLOSE BY

TUSCANY

Features Sobeys grocery store, gas station & convenience store, a pub, restaurants, medical services & vets, hair salon, liquor store, Starbucks coffee and more.

ROCKY RIDGE

Includes the Co-op Grocery store, gas station, a bank, vets & more.

ROYAL OAK SHOPPING CENTRE

Walmart, London Drugs, numerous restaurants, Sobeys, liquor store, pet store, medical offices and more.

CROWFOOT CROSSING

Has grocery stores, medical offices, restaurants, Ciniplex, coffee shops and more.

DOWNTOWN CALGARY

Only a 25 minute drive or park at the Tuscany LRT station and take the #201 C-TRAIN right to City Hall.

MARKET MALL -

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>

CROSS IRON MILLS MALL

261055 Crossiron Blvd. Rocky View

(403) 984-6800

<https://www.crossironmills.com/>

GROCERY STORES

Rocky Ridge Co-op - 11595 Rockyvalley Dr NW

Sobeys - 11300 Tuscany Boulevard NW

Safeway - 99 Crowfoot Crescent NW

RC Superstore - 5251 Country Hills Blvd NW



BEARSPAW

BEARSPAW LIONS CLUB

25240 Nagway Road

403-239-0201

<http://bearsrawlions.com/>

BEARSPAW RECREATION CENTER

253220 Bears paw Road

(403) 239-1502

<http://www.bearsrawl.org/home>



PARKS

The Bears paw Loop is accessible from RGE RD 30 and is a natural municipal reserve area with a designated pathway for walking. Interpretive signage highlights the natural habitat of the area.

12 Mile Coulee is located in northwest Calgary at Tuscany BV NW, and Stoney Trail NW. The Coulee is a 190 hectare natural area park with two off-leash areas and numerous hiking trails.

Big Hill Springs Provincial Park has natural regions of parkland, foothills, a large spring and a series of waterfalls providing for a beautiful backdrop for a peaceful walk. The park is located northeast of Cochrane on Range Road 34A off Highway 567.

Glenbow Ranch Provincial Park is located along the north shore of the Bow River between Calgary and Cochrane. The park consists of more the 1,300 hectares of foothills parkland.



BEARSPAW

RECREATION

SHANE HOMES YMCA AT ROCKY RIDGE

11300 Rocky Ridge Rd NW

(403) 351-6673

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>



MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm,

Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>

LYNX RIDGE GOLF CLUB

8 Lynx Ridge Blvd. NW Calgary . 403.547.5969

<https://lynxridge.com/>

CANADA OLYMPIC PARK / WINSPORT

(Hockey, public skate,
tube park, Skiing &
snowboarding, Luge,
Zipline, free-fall, Summer
bobsleigh, Mini Golf,
Scenic chairlift, Skyline
Luge, Canada's Sports
Hall Of Fame)

88 Canada Olympic Road
SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



BEARSPAW



BOWNESS PARK

(Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating, Teahouse restaurant, Bow River access)

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>

NOSEHILL PARK - 5620 14 ST NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>

SERVICES

RCMP COCHRANE

Detachment Emergencies: Call 911

Complaints: 403.932.2211

Administrative: 403.851.8000

FOR ALL EMERGENCIES CALL 911

FIRE STATION

Bearspaw is serviced by Fire Station 103
31211 Lochend Place, Rocky View County

Bearspaw is serviced by Bearspaw Fire Station 103 which is a full-time station providing fire coverage for the northwest area of the County.

Fire Emergencies: Call 911

Permits: Call 403.230.1401

Fire Ban Status: Call 403.520.6310

BEARSPAW

SERVICES

HOSPITALS

COCHRANE COMMUNITY HEALTH CENTRE
60 Grande Blvd, Cochrane
OPEN 8am to 10pm 7 days a week
403-851-6000

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)
1403 29 St NW, Calgary
403-944-1110

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)
2888 Shaganappi Trail NW, Calgary
403-955-8818

WALK-IN CLINICS

PINNACLE MEDICAL CENTRES
CROWFOOT
Walk-in & Appointment
31 Crowfoot Way NW . (587) 774-8698
<http://www.pinnaclemedicalcentres.com/>

WALK-IN CLINICS

ROCKFORD MEDICAL CLINIC | FAMILY DOCTORS
500 Royal Oak Dr NW #232
403-910-1981
<https://www.rockfordmd.ca/>

MEDICARE ROYAL VISTA MEDICAL FAMILY PRACTICE & WALK-IN CLINIC
8730 Country Hills Blvd NW #250
403-262-7787
<https://www.medicareclinic.org/>

DENTISTS

ROCKY RIDGE DENTAL
11595 Rockyvalley Dr NW
403-244-2273
<https://www.rockyridgedental.com/>

ROYAL OAK FAMILY DENTISTRY
500 Royal Oak Dr NW, Calgary
403-374-6161
<https://www.familydentistrycalgary.ca/>

VETS

VCA CANADA CROWFOOT ANIMAL HOSPITAL
150 Crowfoot Crescent NW #211
(403) 241-8944
<https://vcacanada.com/crowfoot/>

ROCKY RIDGE PET HOSPITAL
11595 Rockyvalley Dr NW Unit 2010
403-984-4143
<http://www.rockyridgevet.com/>

ROYAL VETERINARY HOSPITAL
108-500 Royal Oak Dr NW
403-452-9444
<https://royalvethospital.com/>

PHYSIO + MASSAGE

HEALTH LAND WELLNESS CENTRE
500 Royal Oak Dr NW #216
403-454-8892
<http://www.healthlandwellness.ca/>

BEARSPAW

SCHOOLS

BEARSPAW SCHOOL (K-8)

253210 Bearspaw Road

Phone: 403-239-9607

<http://www.rockyview.ab.ca/registration/bearspaw>

COCHRANE HIGH SCHOOL (9-12)

529 - 4th Ave. N. Cochrane

Phone: 403-945-4125

<http://cochrane.rockyview.ab.ca/>

ROCKYVIEW COUNTY SCHOOL INFORMATION

<https://www.rockyview.ca/LivinginRockyView/Amenities/Schools.aspx>

BEARSPAW CHRISTIAN SCHOOL

15001 - 69 Street NW Calgary, AB

Phone: 403-295-2566

<https://bearspawschool.com/>



PRIVATE SCHOOLS:

Webber Academy <http://www.webberacademy.ca/>

Mountain View Academy <http://mountainviewacademy.ca/>

Calgary Waldorf School www.calgarywaldorf.org

Renert School www.renertschool.ca



—THE
McKELVIE
—GROUP.com

real
Real Broker