

Bearspaw

107 North Valley Bay



THE
McKELVIE
GROUP.com

real
Real Broker

Kelly McKelvie

403-804-7793

kelly@themckelvielgroup.com

www.themckelvielgroup.com

Welcome...

Tucked away on a quiet cul-de-sac, this 4-acre Bearspaw sanctuary offers something increasingly rare—true privacy surrounded by natural beauty. The property backs onto expansive environmental reserve, creating an uninterrupted backdrop of wilderness that extends your living space far beyond property lines. A back gate opens to maintained perimeter trails, inviting morning walks or evening adventures with four-legged family members. Children will discover their own magical kingdom within the groves of mature trees - natural playgrounds where imagination runs wild and childhood memories are forged. The landscape balances open lawns for active play with untamed pockets of forest that whisper of adventure and exploration.

The spacious walkout bungalow welcomes you through the foyer, immediately drawing your gaze to the wall of windows in the family room that frame ever-changing seasonal views. Soaring 9 and 11-foot ceilings create an airy atmosphere throughout the open floor plan, while the stone fireplace, flanked by built-in cabinetry, anchors the heart of the home with warmth and character. The kitchen serves as command central for family life, featuring floor-to-ceiling oak cabinetry and a substantial granite-topped island that naturally becomes the gathering place for homework, conversations, and culinary creativity. The adjoining dining nook opens to the rear deck, blending indoor and outdoor living. When entertaining calls for something more formal, the walk-through butler's pantry connects effortlessly to the dedicated dining room—a thoughtful design that transforms hosting from stressful to seamless. Three main-floor bedrooms create a practical layout for family living. The two secondary bedrooms share a convenient jack-and-jill bathroom—a morning-routine game-changer for busy families. The primary suite offers its own deck access for private morning coffee moments, complemented by a walk-in closet and ensuite featuring an oval soaker tub, dual vanities, and separate shower. Practical spaces elevate daily living: the well-appointed laundry room provides ample storage and workspace, while the generous mudroom with built-in cubbies tames the chaos of active family life. Solid wood doors and a blend of tile and site-finished hardwood flooring add character throughout.

The walkout basement offers additional living space with heated engineered hardwood floors, a spacious recreation room complete with wet bar and full-size fridge, and a dedicated theatre room with projector for family movie nights. Two additional bedrooms with oversized windows could serve guests, teenagers, or home office needs, while unfinished space awaits your personal vision. The oversized triple garage features heated floors and includes a generous workshop area - perfect for the hobbyist or craftsman. This rare offering speaks to families seeking room to breathe, grow, and create lasting memories where privacy and nature converge with thoughtful design and generous living spaces.





Property Details

Offered At: \$1,525,000

Size: 2,455.91 Sq. Ft.

Possession: 60 days, negotiable

Property Taxes: \$7,132 / 2025

Acres: 4 Acres

HOA: \$300.00/Annually - Amenities w/HOA

Water: Rockyview Water Co-operative

Septic: Septic system

Heating: In Floor, Forced Air, Natural Gas

Flooring: Carpet, Hardwood, Tile

Features: Bookcases, Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan.

Fireplaces: 1/Family Room, Gas

Laundry: Laundry Room, Main Level

Garages: Heated Garage, Oversized, Triple Garage Attached, Workshop in Garage

Lot Features: Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Private.



THE FLOOR PLAN

MAIN LEVEL:

EXTERIOR AREA: 2455.91 SQ. FT.

INTERIOR AREA: 2319.61 SQ. FT.

EXCLUDED AREA: 913.84 SQ. FT.



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THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA: 1711.76 SQ. FT.

INTERIOR AREA: 1581.19 SQ. FT.

EXCLUDED AREA: 611.13 SQ. FT.



ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc: 5' x 5'9"
5pc Bath: 8'6" x 12'8"
6pc Ensuite: 11'4" x 12'8"
Bedroom: 11'7" x 12'8"
Dining: 10'11" x 17'
Foyer: 10'3" x 8'6"
Garage: 25'2" x 40'4"
Kitchen: 14'8" x 15'
Laundry: 8' x 8'4"
Living: 19'9" x 18'6"
Mudroom: 13'8" x 10'6"
Nook: 9'9" x 15'
Primary: 13'11" x 12'1"
Primary: 20'1" x 13'
Servery: 7'3" x 10'4"
Wic: 6'9" x 9'2"

BASEMENT

4pc Bath: 9'2" x 5'1"
Bar: 6'2" x 16'2"
Bedroom: 13'5" x 12'8"
Bedroom: 15'3" x 13'3"
Rec Room: 25'4" x 45'3"
Storage: 31'1" x 14'
Theater Room: 14'4" x 20'1"
Utility: 21'1" x 11'8"

Main Building

MAIN FLOOR

Interior Area: 2319.61 sq ft
Excluded Area: 913.84 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 2455.91 sq ft

BASEMENT (Below Grade)

Interior Area: 1581.19 sq ft
Excluded Area: 611.13 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1711.76 sq ft
Finished Area: 1670.76 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 2319.61 sq ft
Excluded Area: 913.84 sq ft
Exterior Area: 2455.91 sq ft

Total Area (Above & Below Grade), Main Building

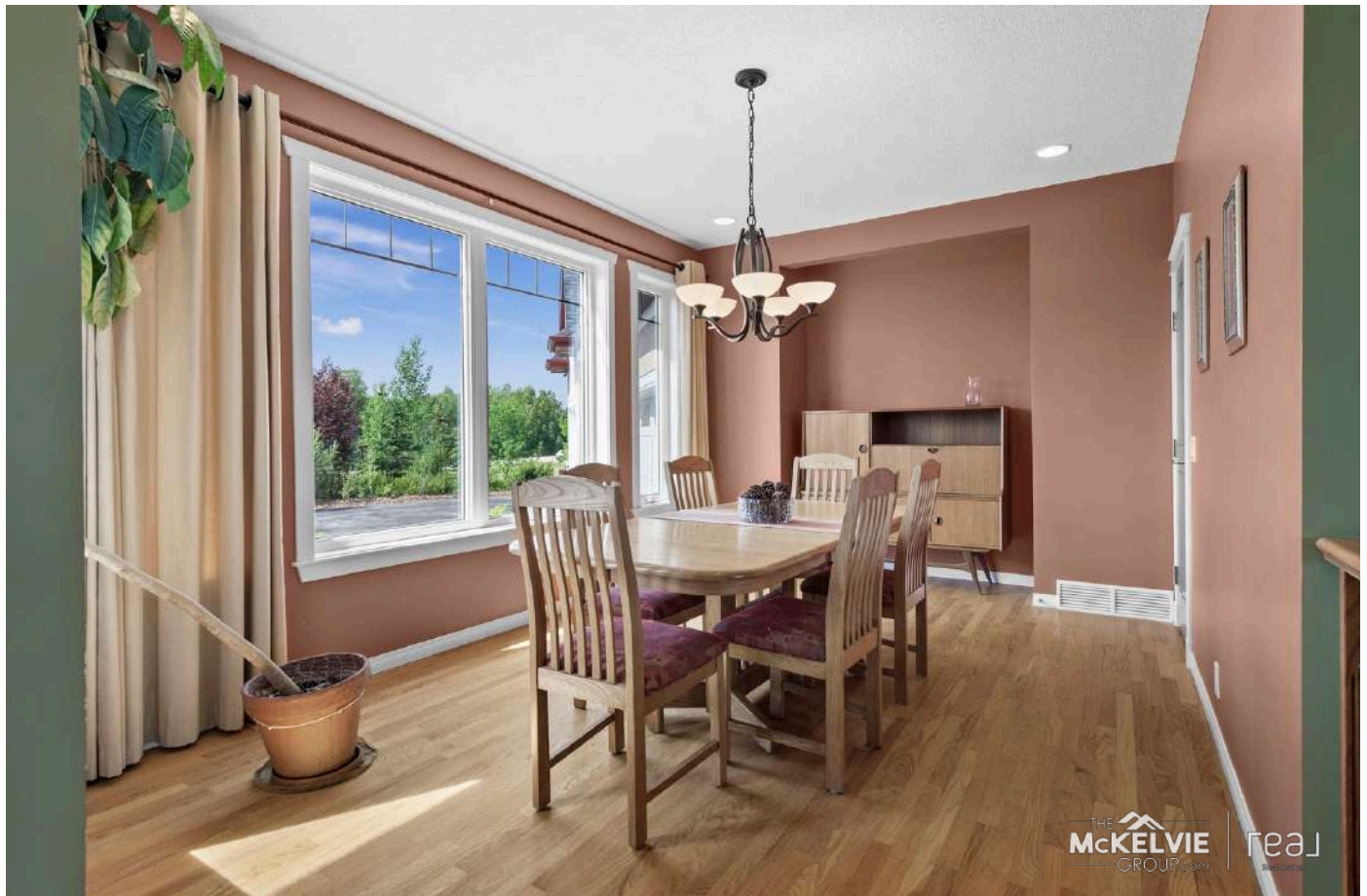
Interior Area: 3900.80 sq ft
Finished Area (Below Grade): 1670.76 sq ft
Excluded Area: 1524.97 sq ft
Exterior Area: 4167.67 sq ft

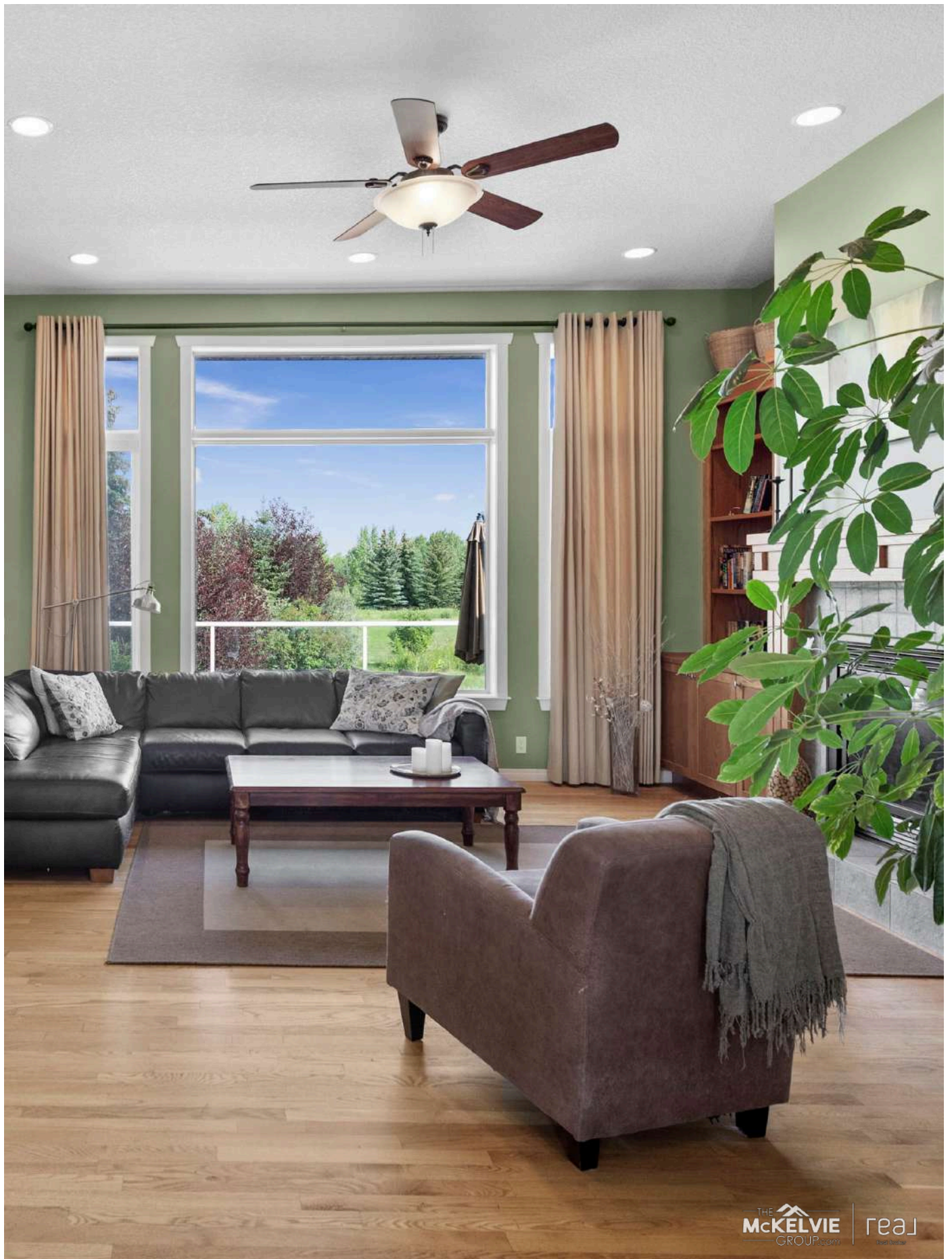
Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

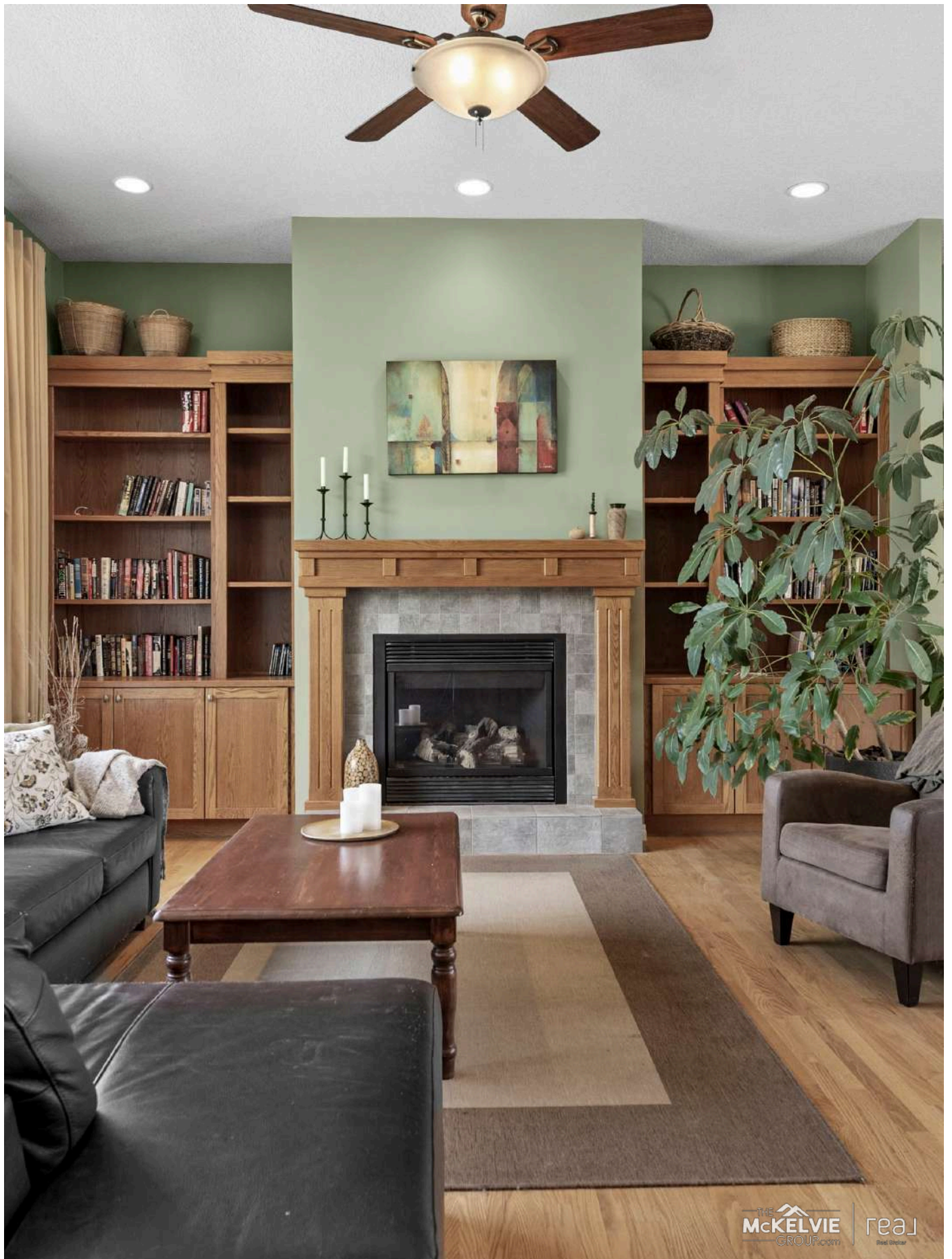
Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

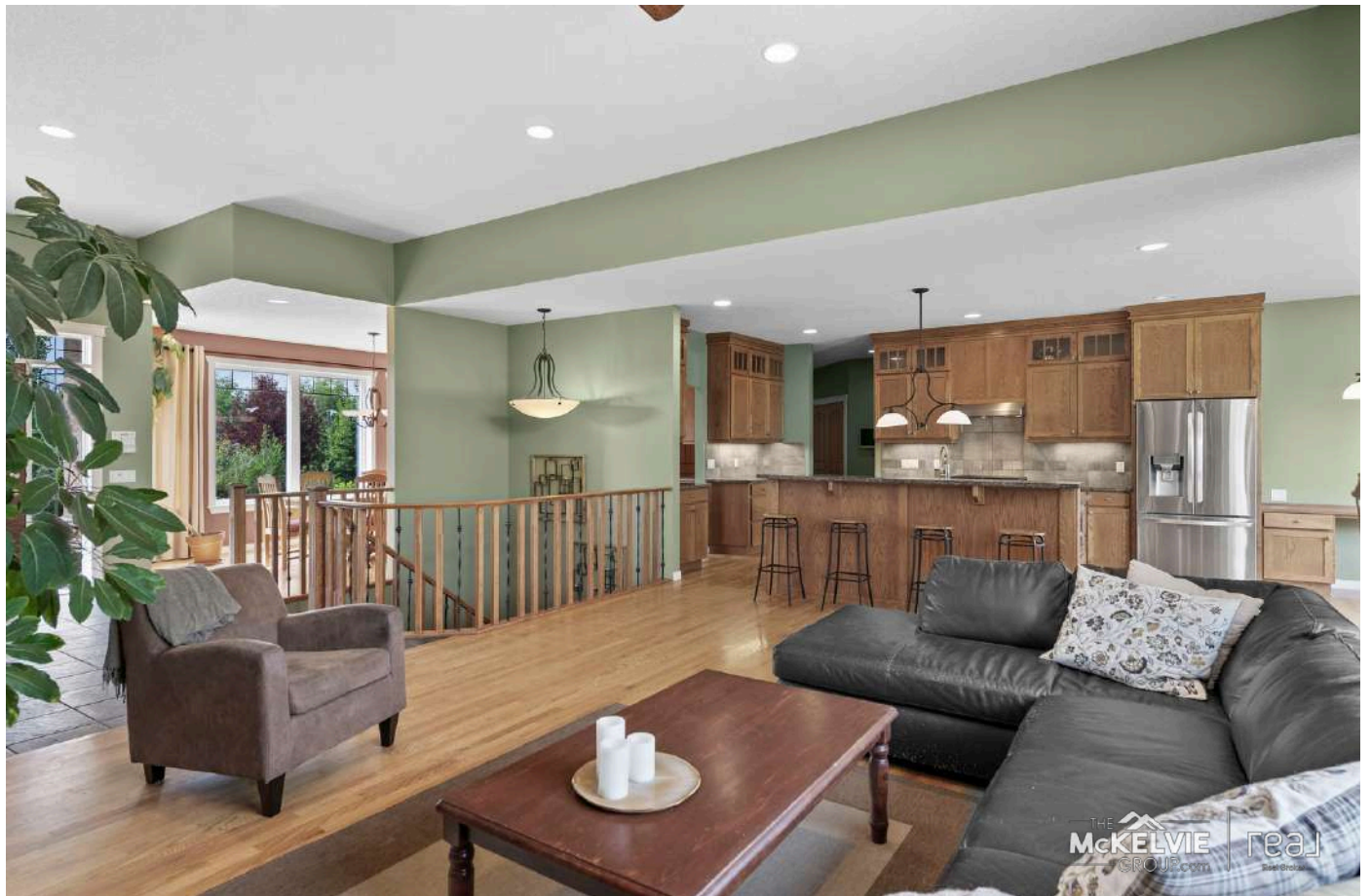
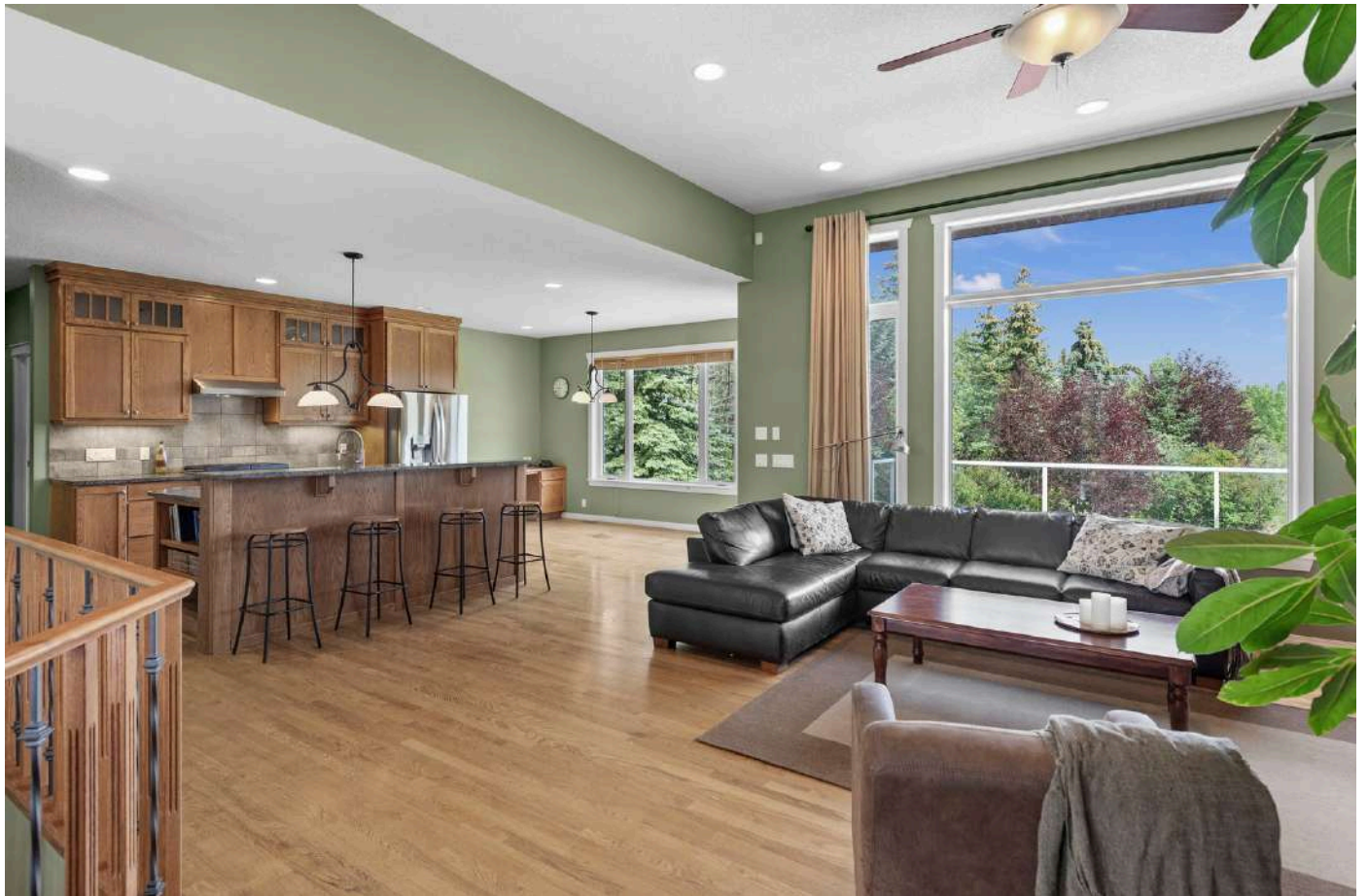


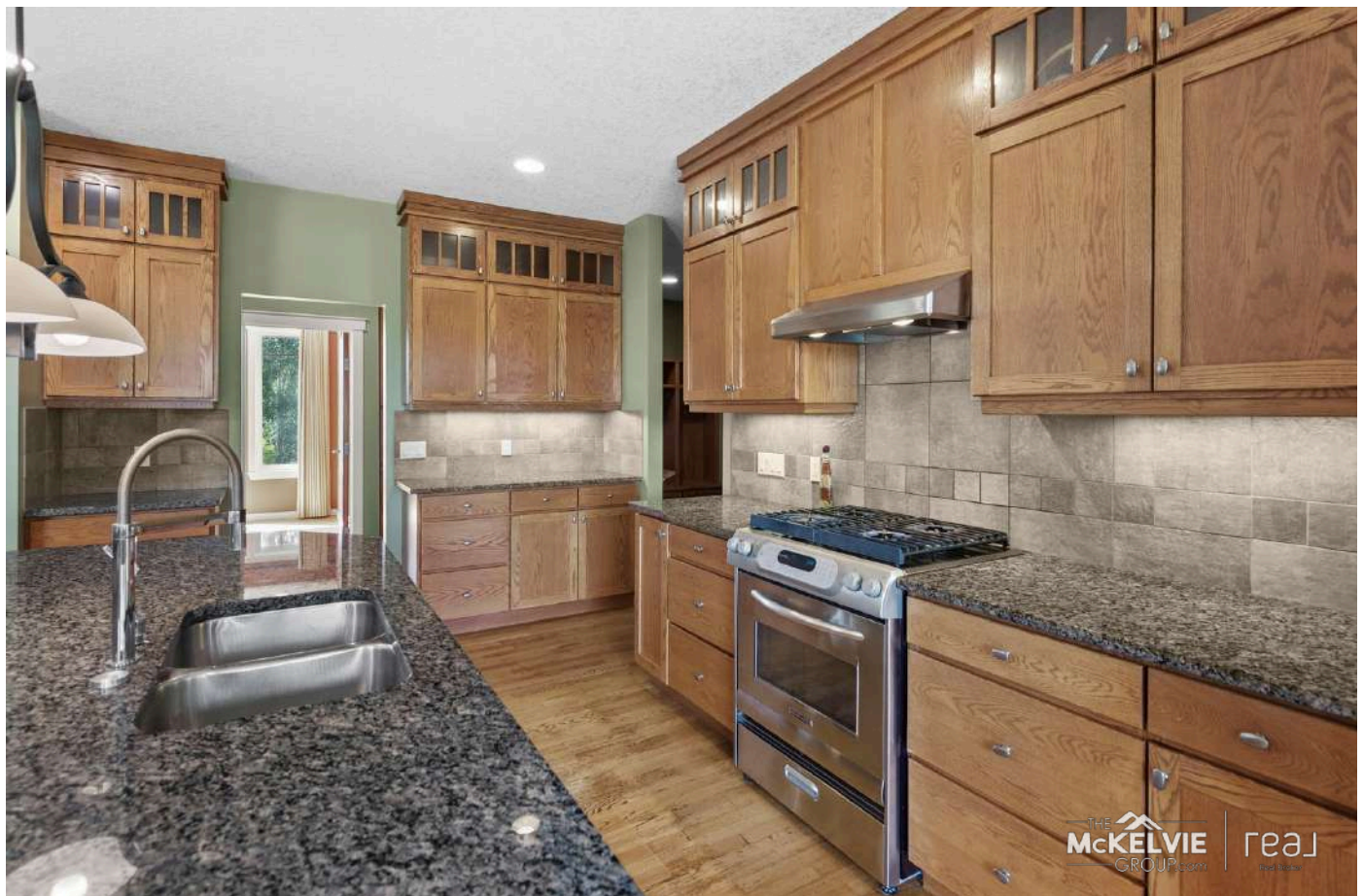


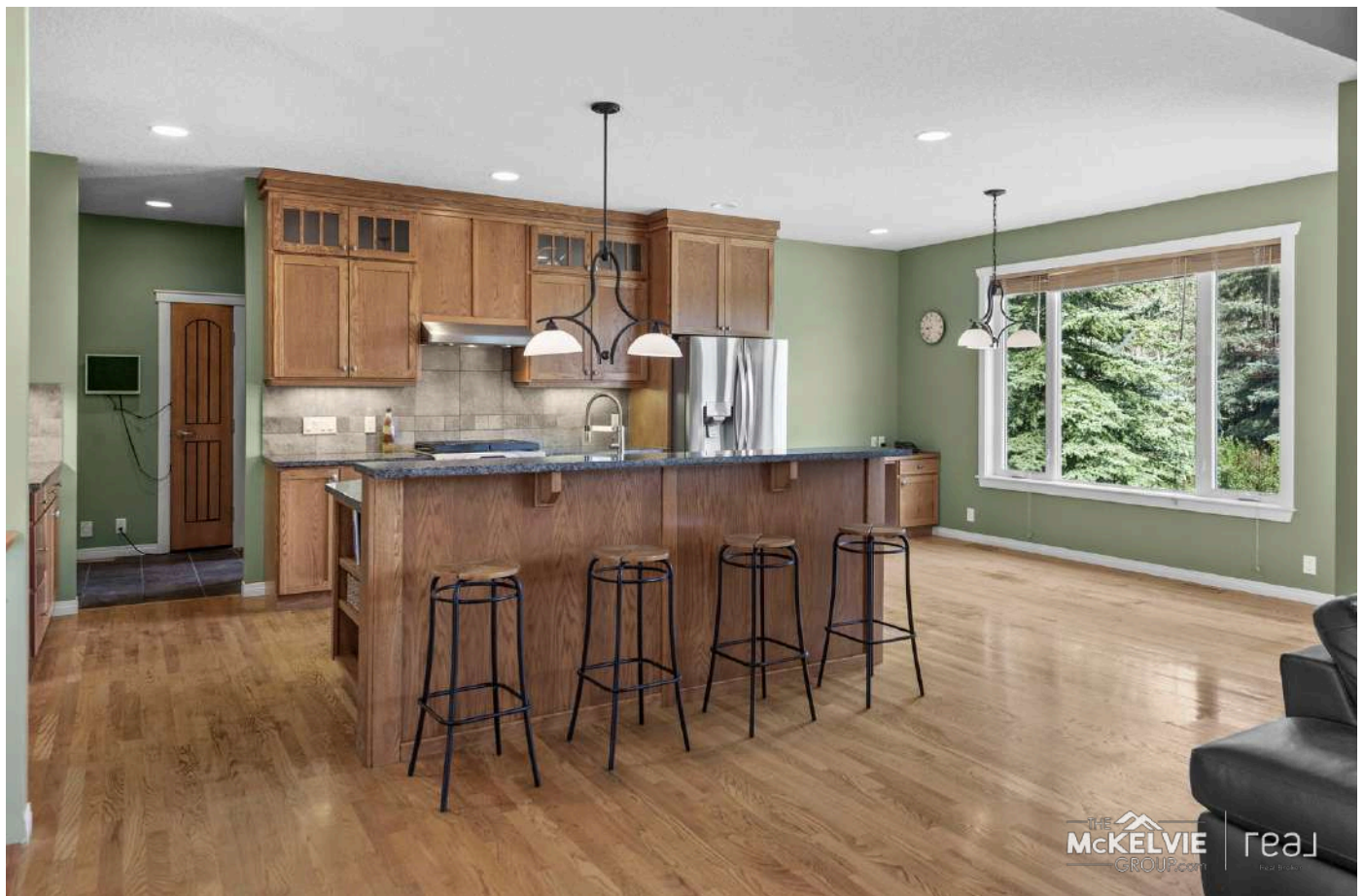


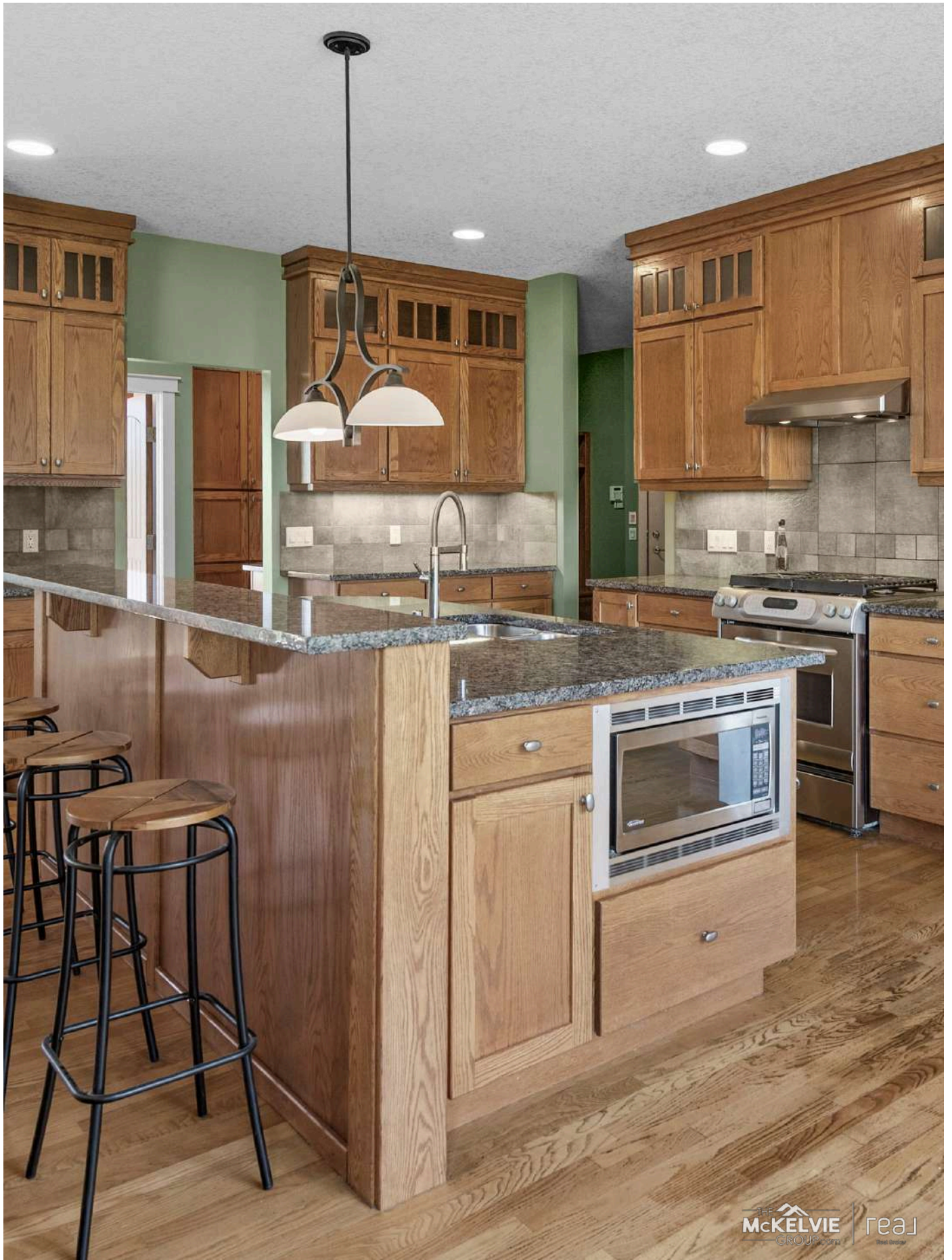


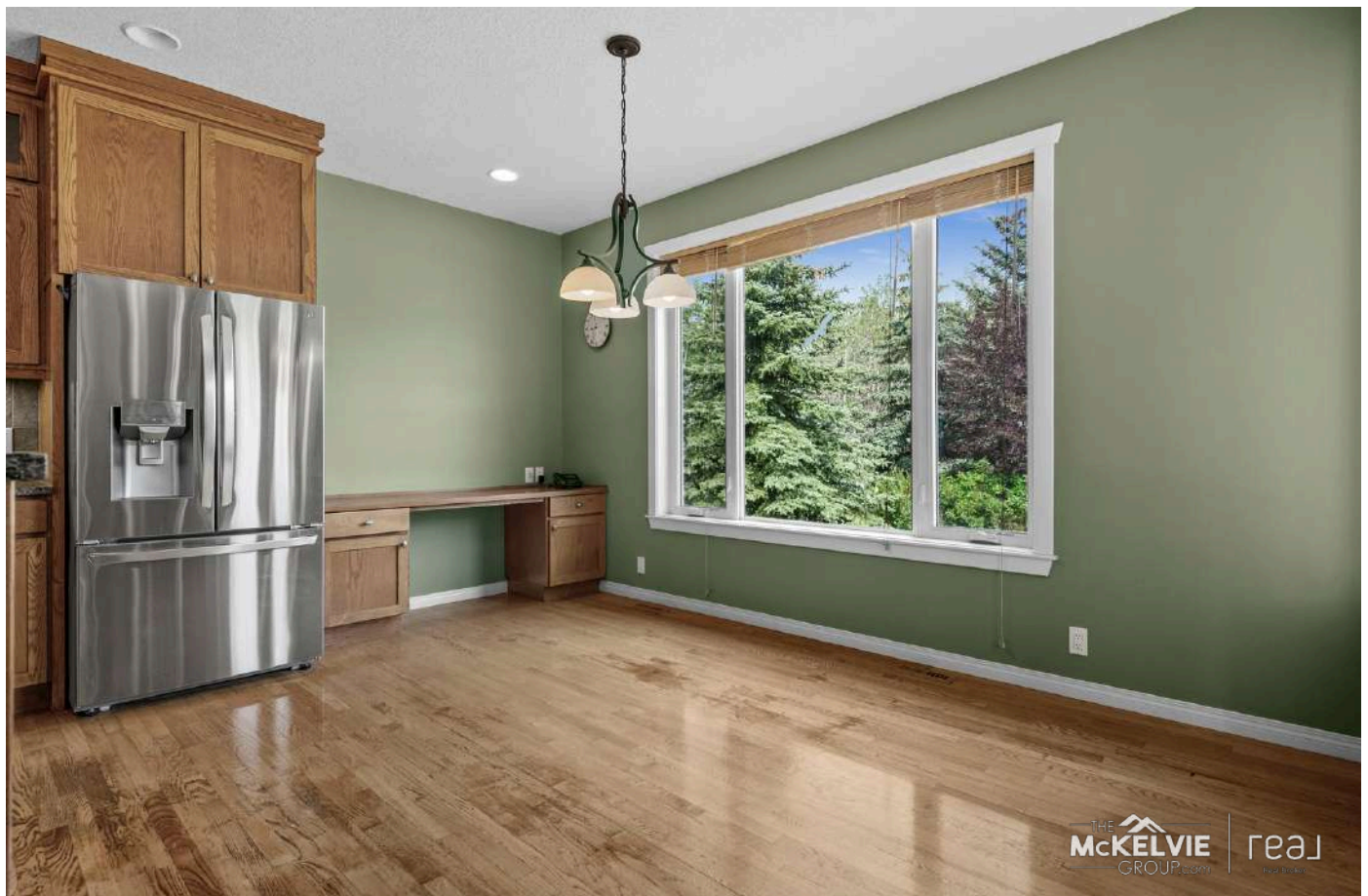






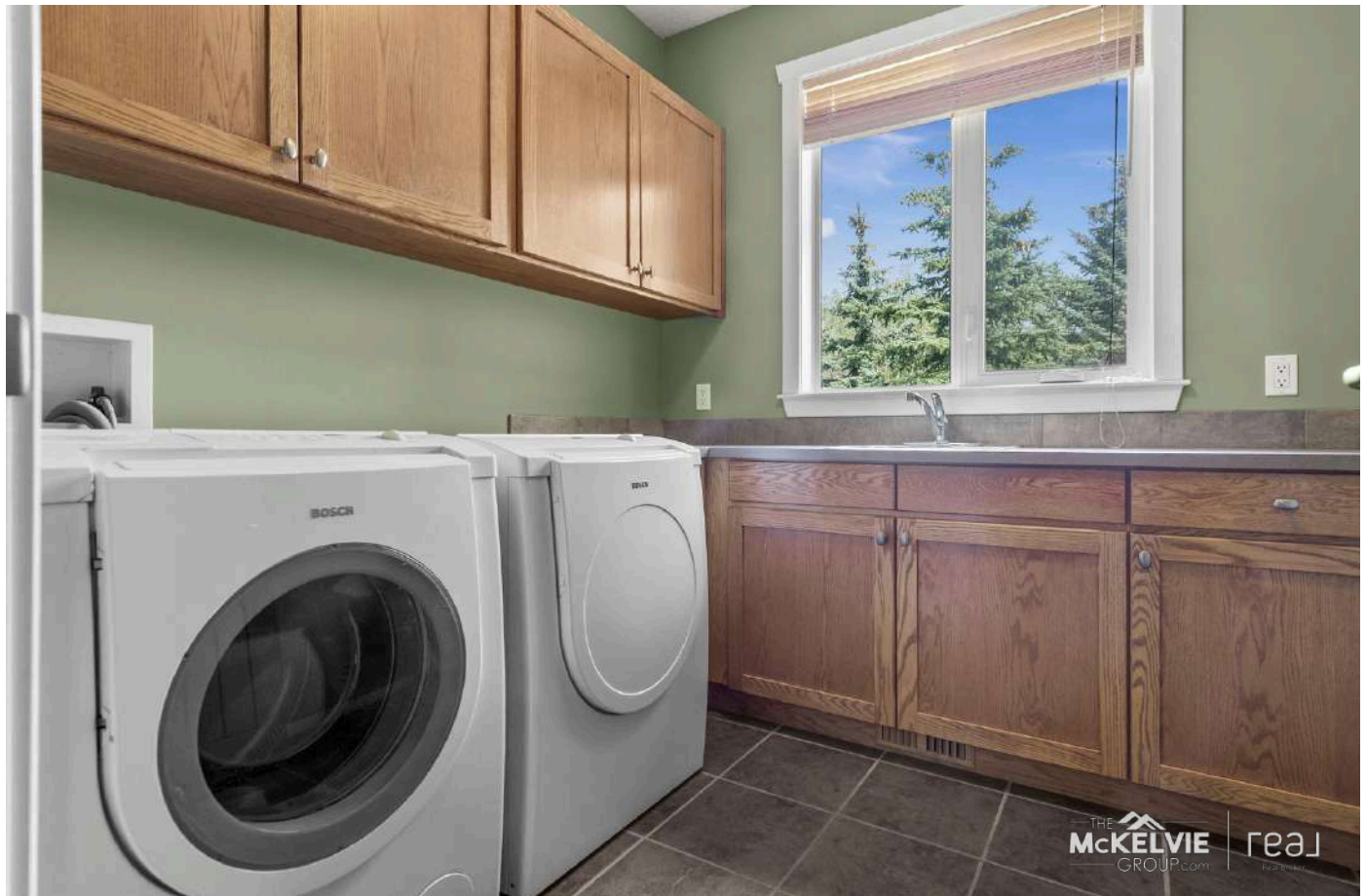


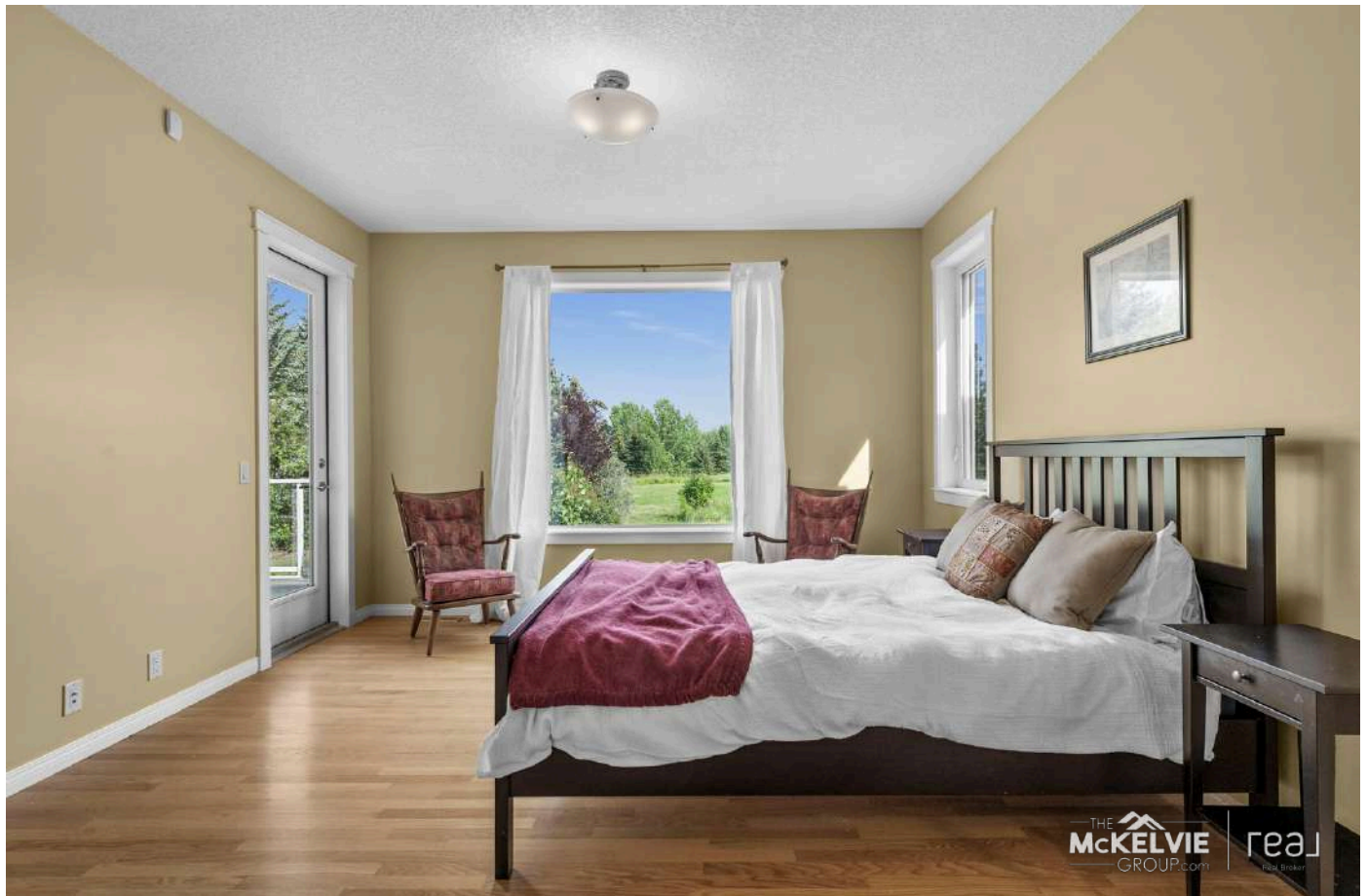






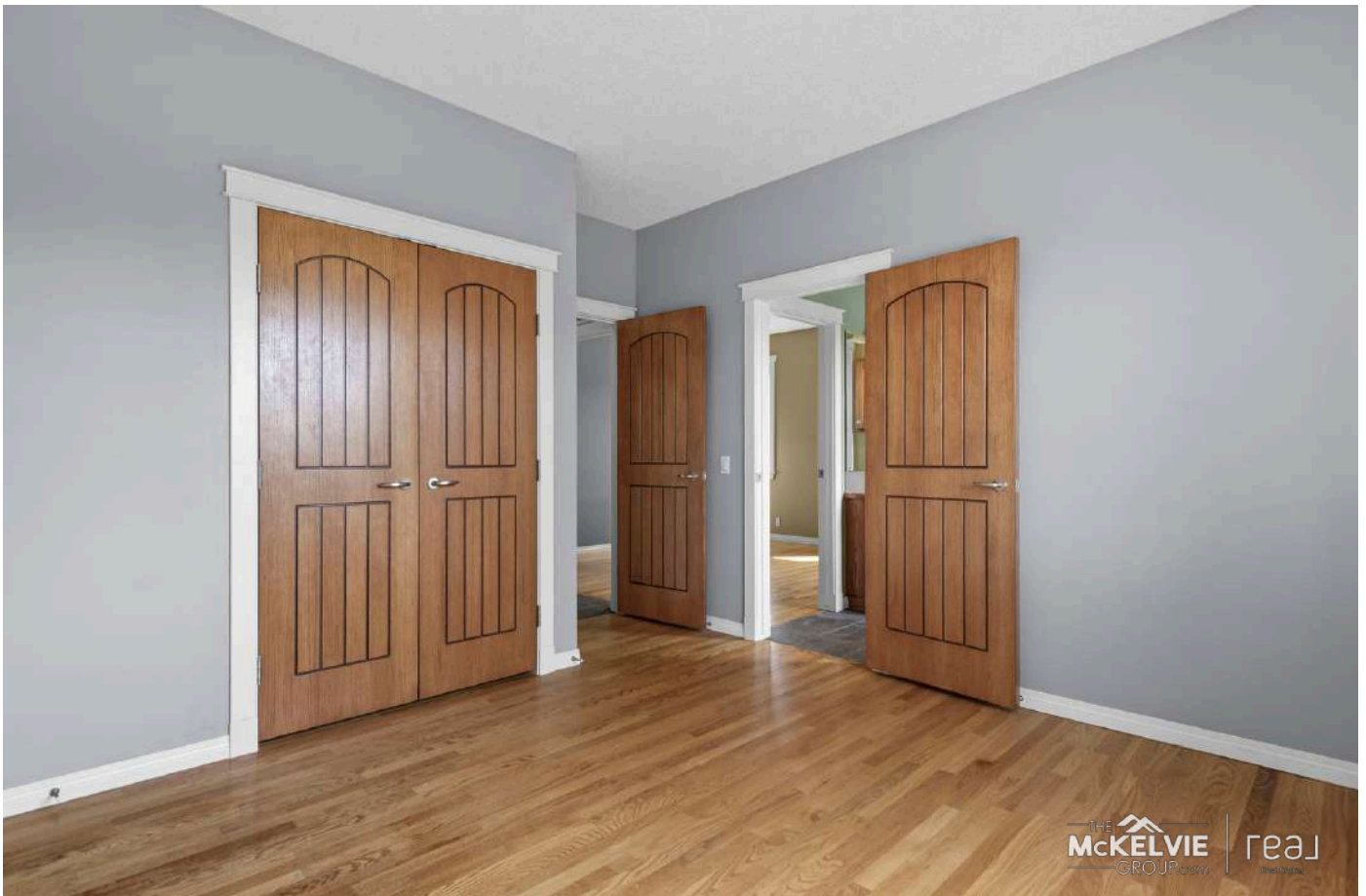


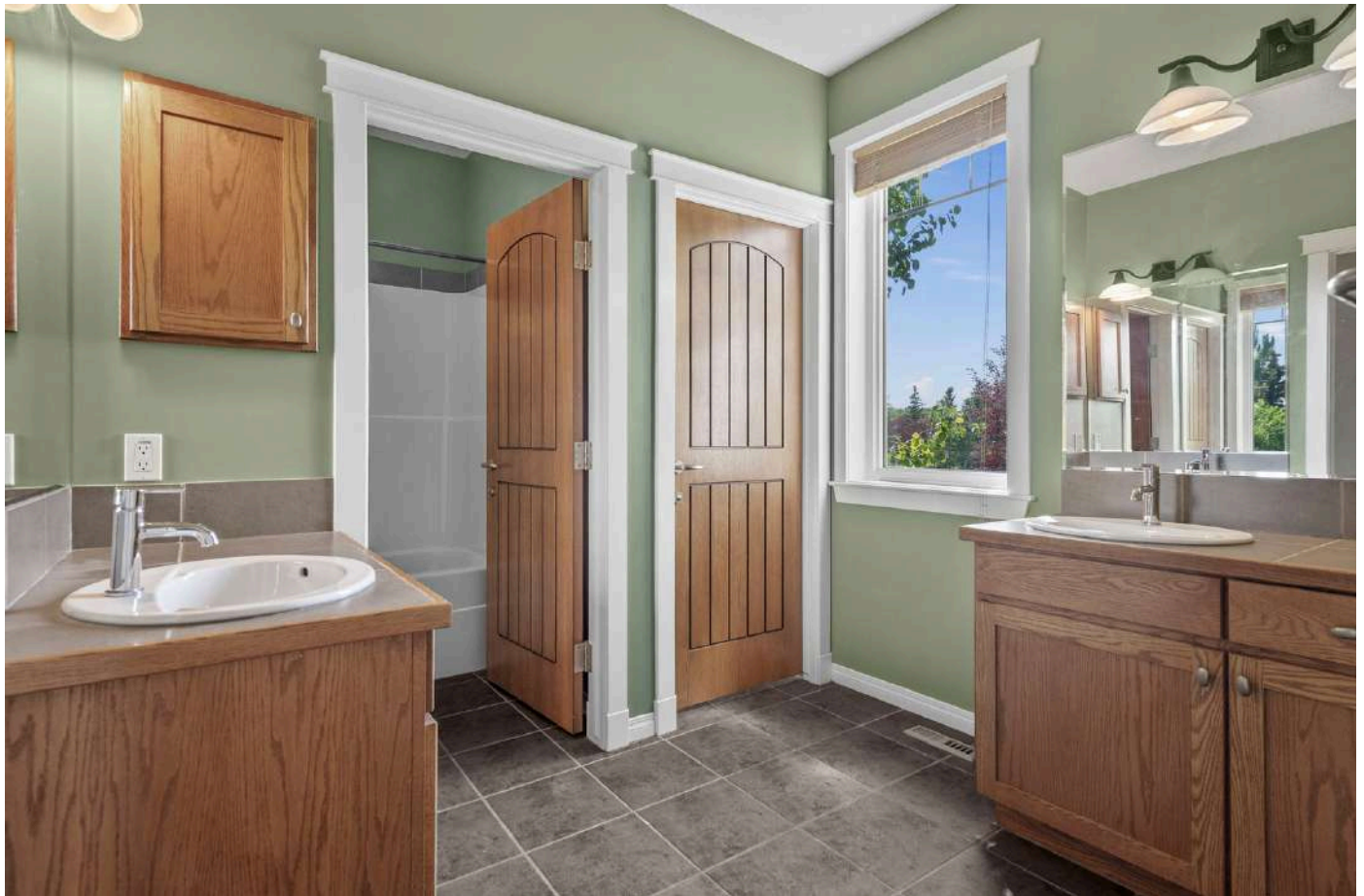


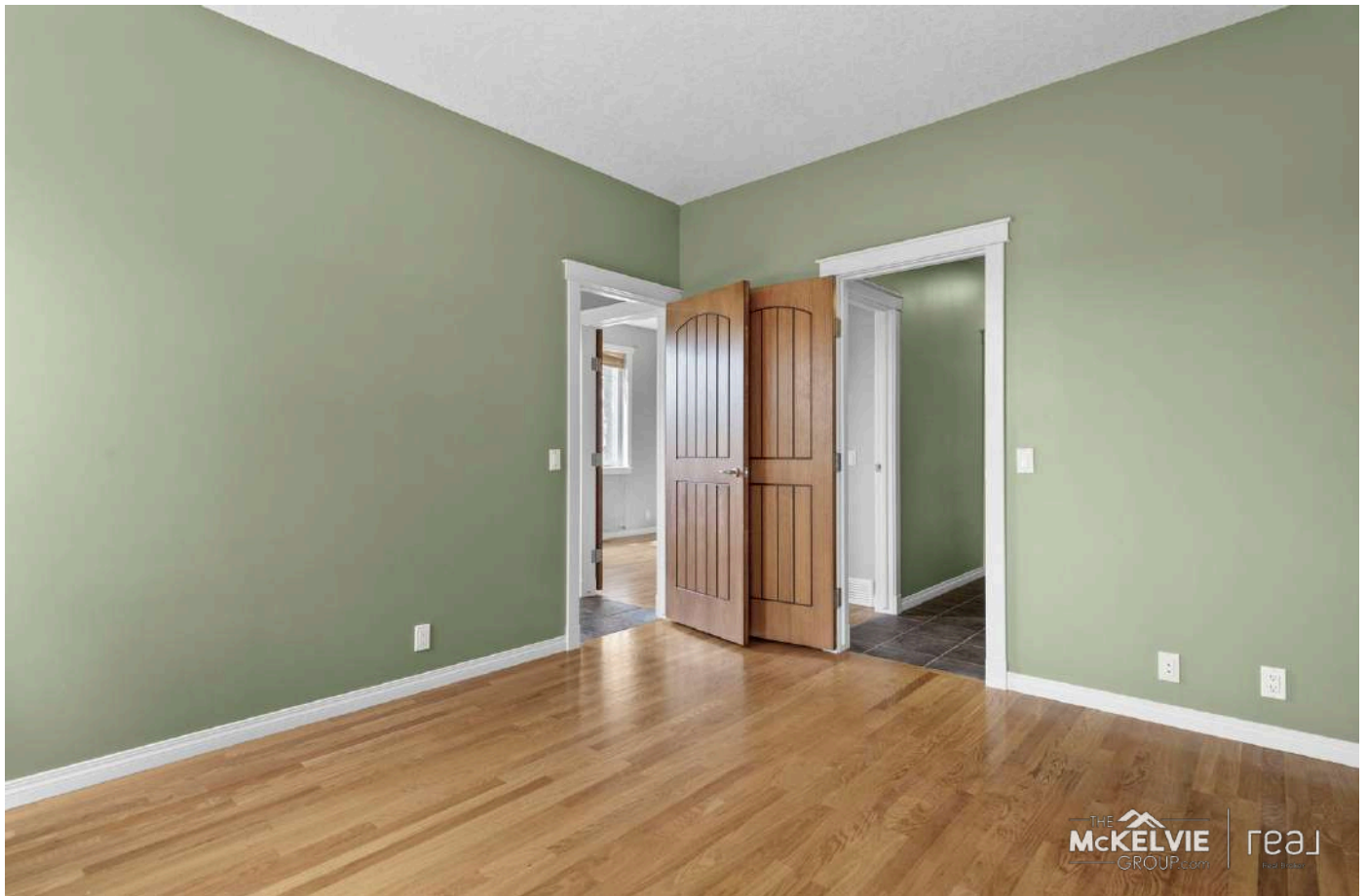
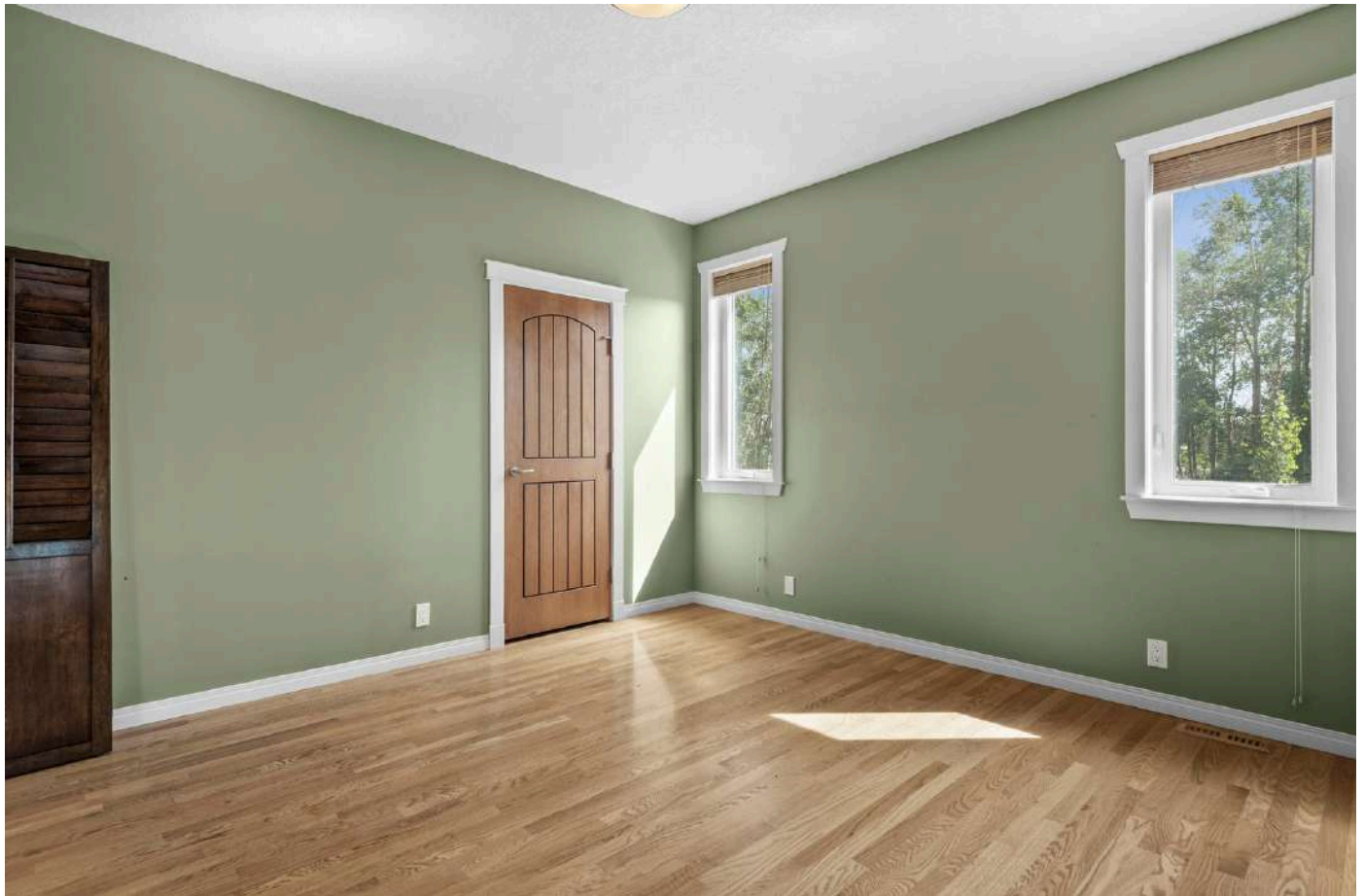


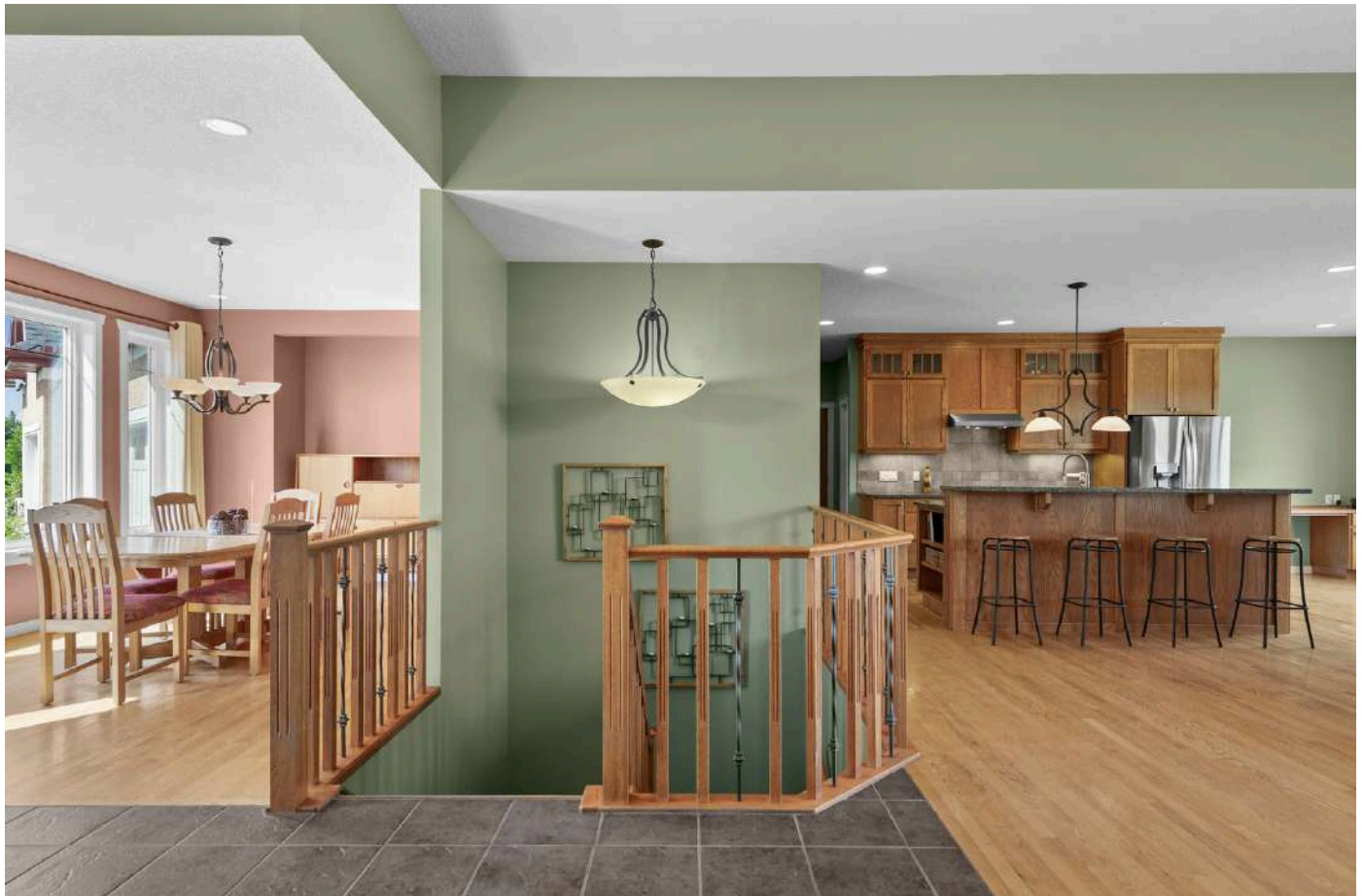










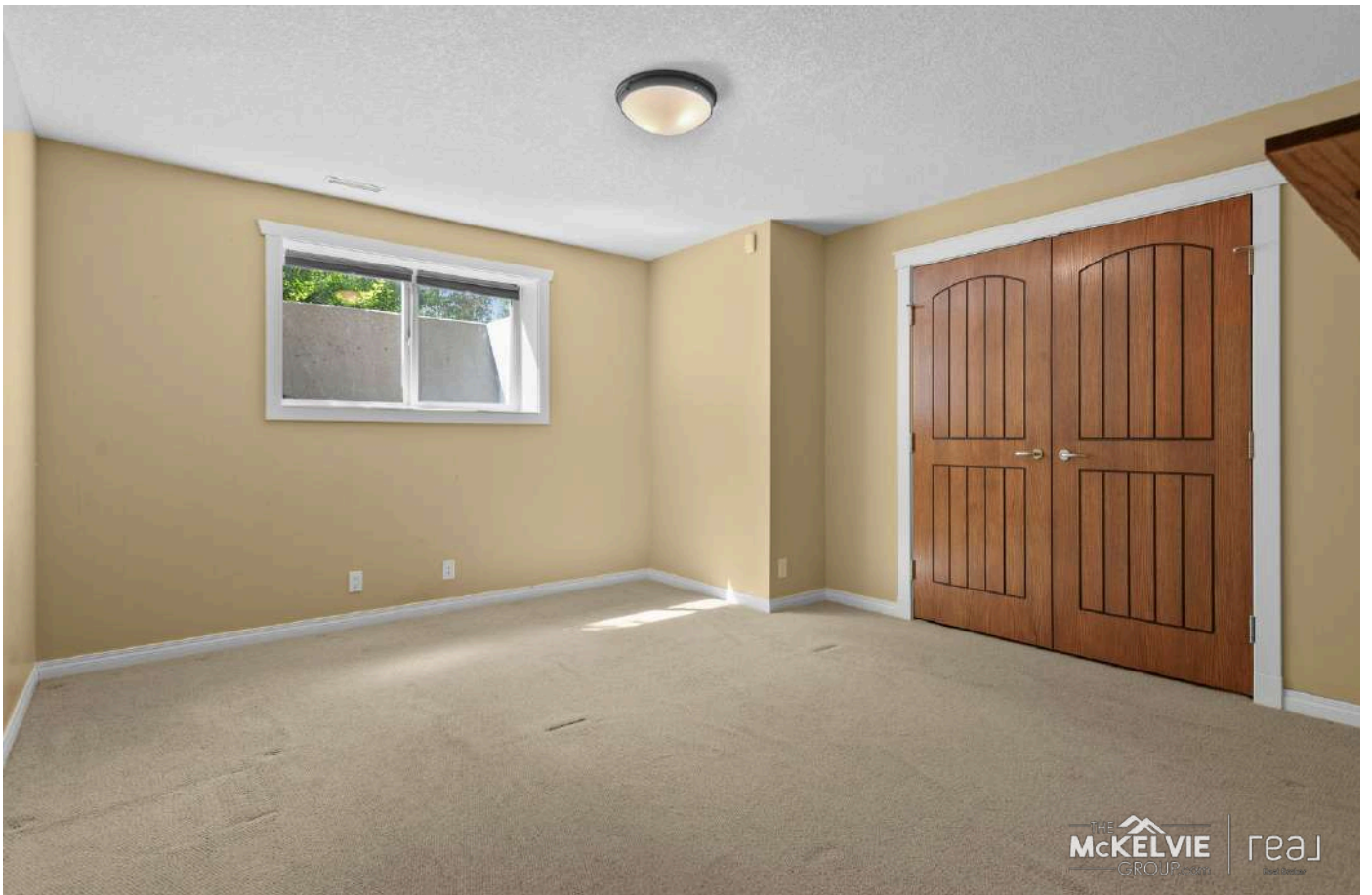




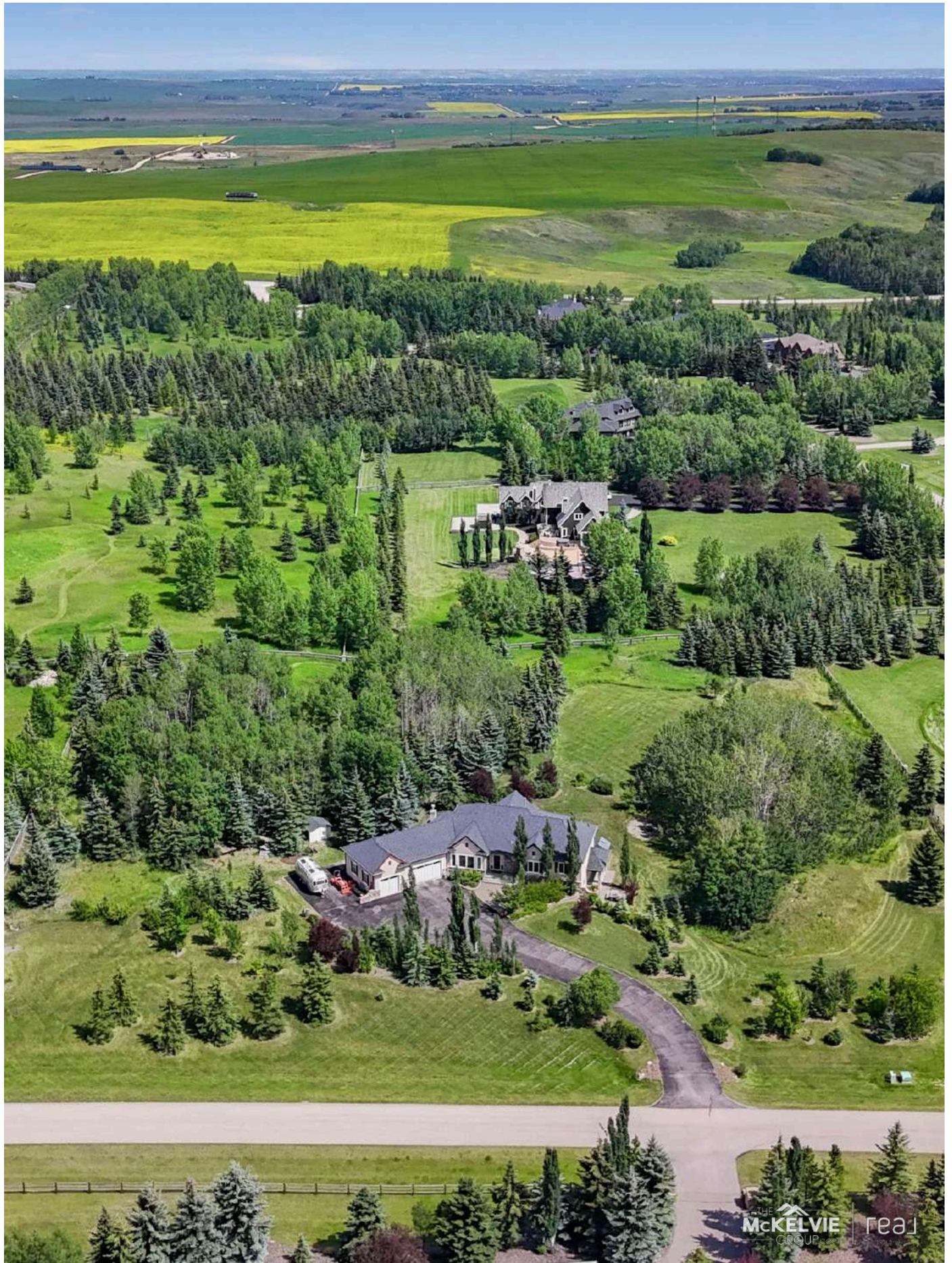














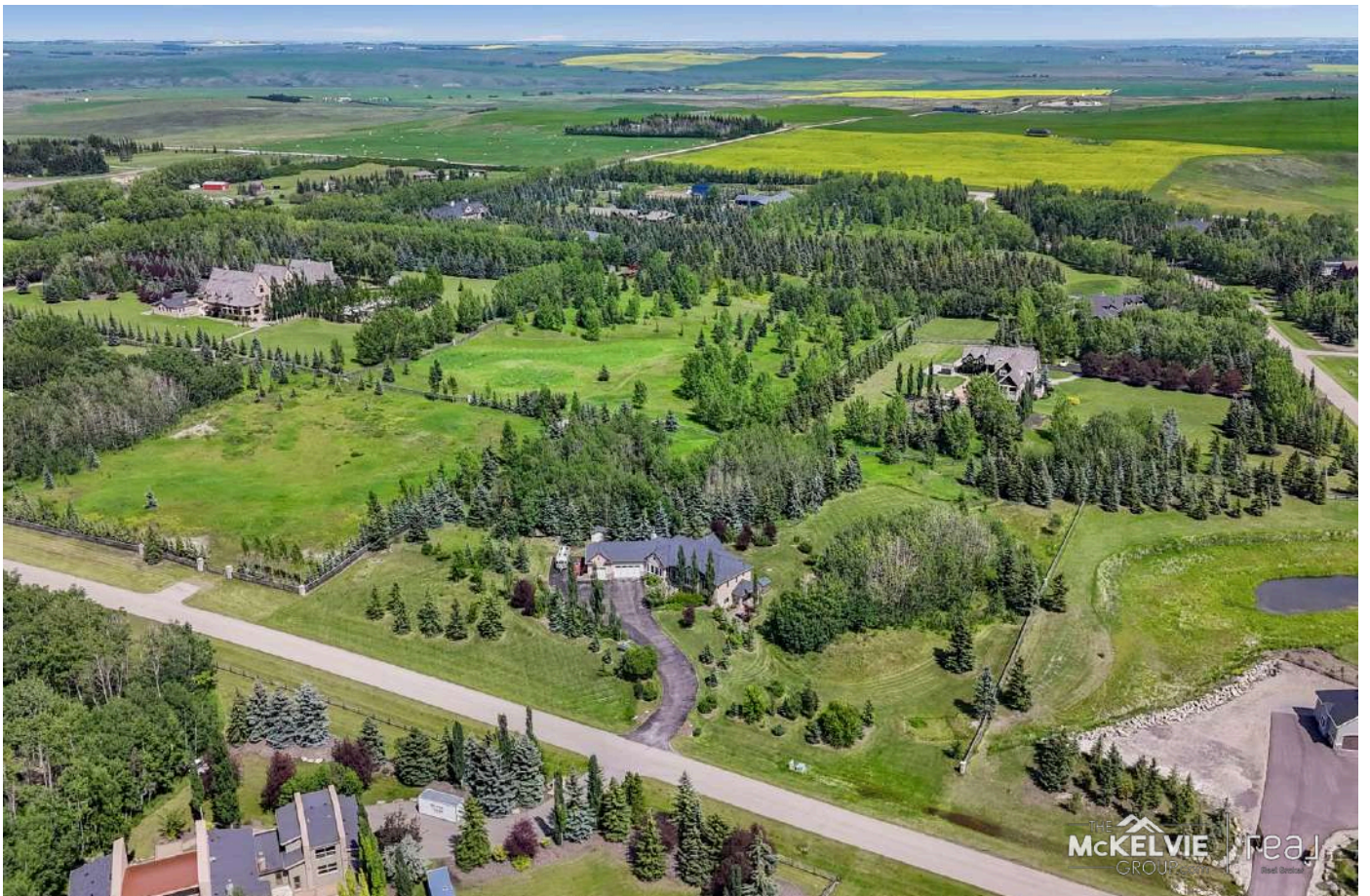












BEAUTIFUL BEARSPAW

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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/schedules-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.



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 Golf & Country Club -

61 Hamilton Dr.

403.239.7444

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



Bearspaw Farmers Market

25240 Nagway Road

Starts 1st Sunday in June - End of Sept.

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

SHOPPING

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



PARKS & REC

BEARSPAW RECREATION CENTER

253220 Bearspaw Road
(403) 239-1502

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

BEARSPAW LIONS CLUB

25240 Nagway Road
403-239-0201

<http://bearspawlions.com/>



PARKS

The Bearspaw 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.



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/>

BEARSPAW GOLF CLUB

61 Hamilton Dr, Calgary

403-239-7444

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



CANADA OLYMPIC PARK / WINSPORT

88 Canada Olympic Road SW

403-247-5452 ext. 4

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

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)



PARKS



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

Responsible for keeping the peace, preventing crimes and investigating crimes already committed.

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

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>

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/>

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/>

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/>

PHYSIO + MASSAGE

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

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





Scan the QR code to view the full video tour

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