

# Bearspaw

## 19 Bearspaw Summit Rise



—THE  
**McKELVIE**  
—GROUP.com

real  
Real Broker

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## Welcome...

Some homes are designed for function, others for style, this one was created for something even more timeless and personal. Thoughtfully elevated by designer Cecily Woolrich in 2011, every detail here reflects care, character, and a sense of story.

Set on just over two acres in Bearspaw, the home captivates from the moment you arrive. Sweeping architectural curves, river rock columns, and a commanding presence all hint at memories already made here, and those waiting to unfold around every corner.







Link to Bearspaw Community Book:  
<https://themckelvielgroup.my.canva.site/bearspaw-community-sheets-2025>



# Property Details

**Offered At:** \$2,450,000

**Size:** 3,954.36 sq. ft.

**Possession:** 60 Days / Neg

**Property Taxes:** \$7,634 for 2025

**Acres:** 2.03 Acres

**Water:** Rockyview Water Co-operative

**Septic:** Septic system

**Air Conditioning:** Central Air

**Heating:** Forced Air, Natural Gas

**Flooring:** Concrete, Hardwood, Tile

**Good Included:** Central air conditioner, dishwasher, gas stove, refrigerator, beverage fridge, hoodfan, oven/microwave, washer & dryer, fridge & freezer in garage, freezer in basement, all window coverings table in dining nook, central vacuum and attachments, hot tub, pool equipment moat water feature pump and attachments, security system, garage openers with remotes, wall-mount tv's in walkout basement and carriage house.

**Fireplaces:** 2/Electric, Stone, Wood Burning

**Laundry:** Upper Level

**Garages:** Double Garage Attached, Triple Garage Attached

## Step Inside...

Step inside, where a circular skylight draws the eye upward, bathing the graceful rotunda in natural light and setting a tone of quiet luxury. The home's signature curves continue throughout, flowing through hallways, sculpted railings, and custom niches designed to showcase art and treasured pieces.

The main level unfolds into two beautifully connected living spaces, offering both elegance and flexibility. The larger room, currently styled as an expansive dining area that comfortably seats fourteen, is defined by soaring ceilings, a river rock fireplace, and walls of windows that invite the outdoors in. Just beyond, a more intimate sitting area creates a perfect setting for relaxed conversation or quiet moments.

Together, these spaces can easily transition to suit your lifestyle, whether entertaining on a grand scale or enjoying everyday living with refined comfort.

Throughout the home, reclaimed English barn board adds a sense of heritage and warmth, perfectly balanced by contemporary concrete countertops, sleek fixtures, and clean architectural lines. This thoughtful contrast carries into the kitchen, where aged wood cabinetry meets industrial-inspired surfaces, and a sunlit breakfast nook offers a welcoming place to begin the day.



# THE FLOOR PLAN

## MAIN FLOOR:

EXTERIOR AREA: 1385.37 SQ. FT.

INTERIOR AREA: 1293.82 SQ. FT.

EXCLUDED AREA: 446.42 SQ. FT.















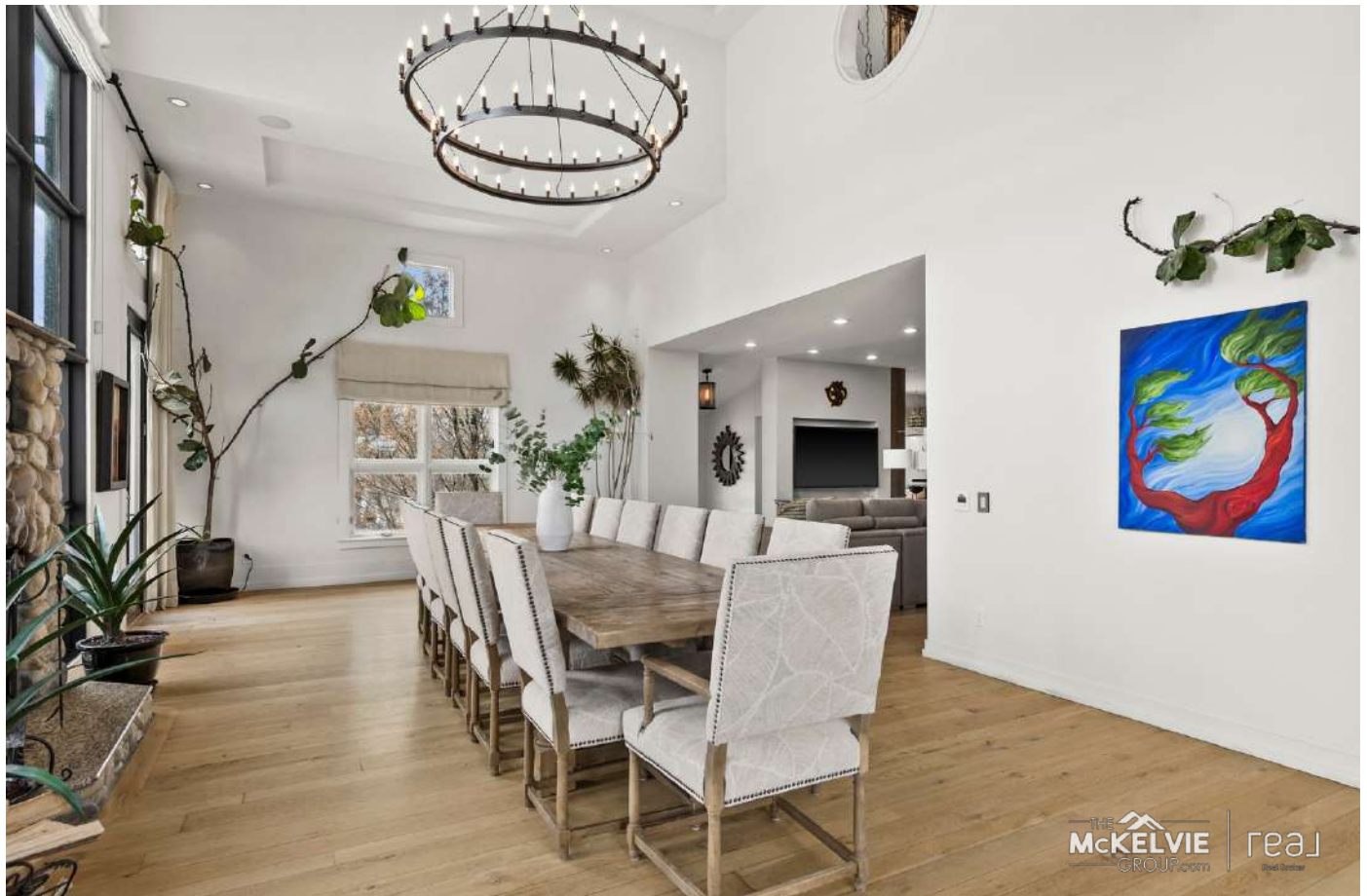








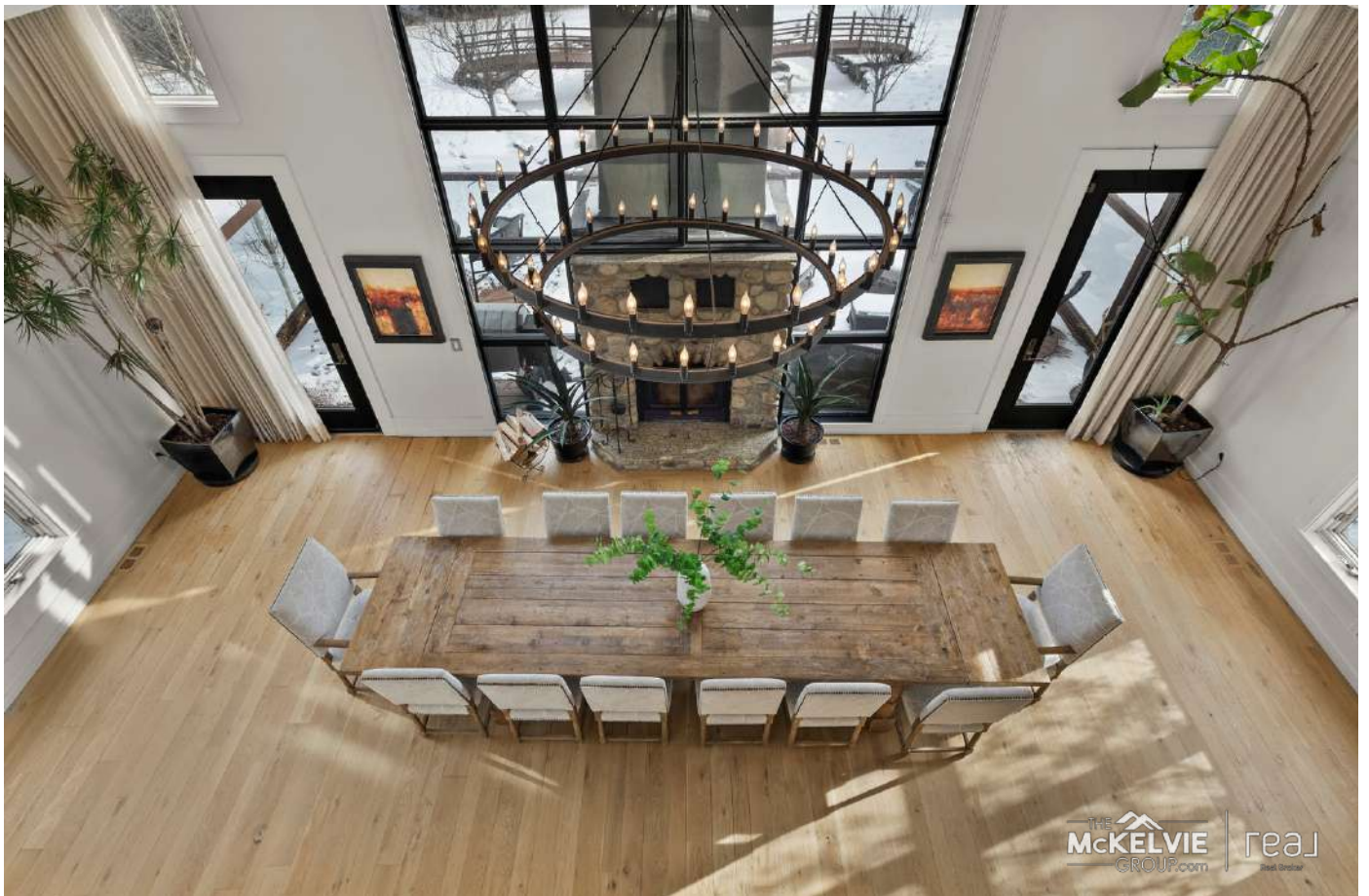












## Upper Level...

Upstairs, curved hallways lead past a striking circular opening that overlooks the rotunda, setting the tone for the upper level. Two additional bedrooms, a family bathroom, and laundry facilities share this floor with the primary suite, which offers a spa-inspired ensuite featuring pebble stone walls, an open, curb less shower, and a deep soaker tub.



# THE FLOOR PLAN

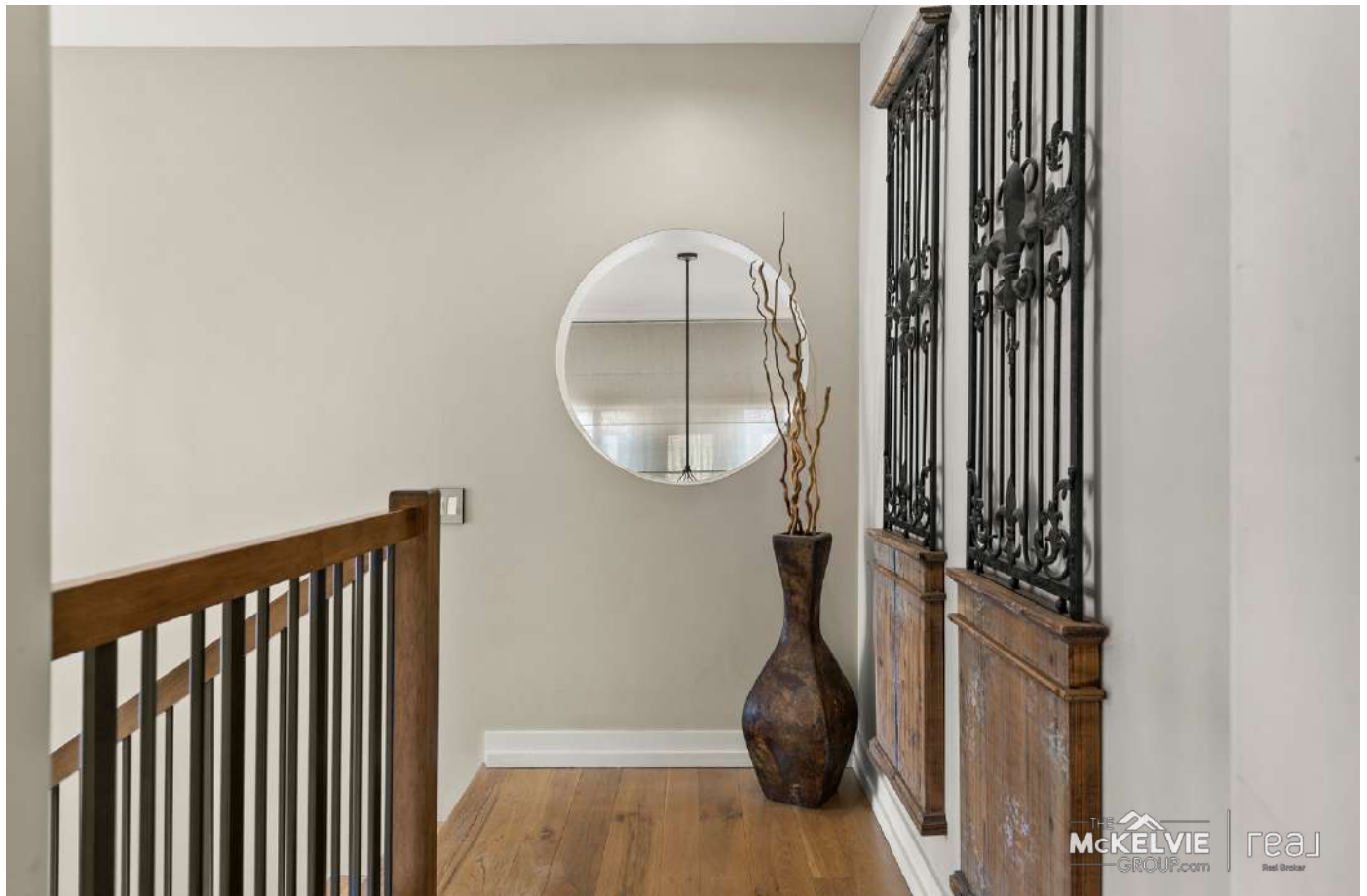
## SECOND FLOOR:

EXTERIOR AREA: 1183.98 SQ. FT.

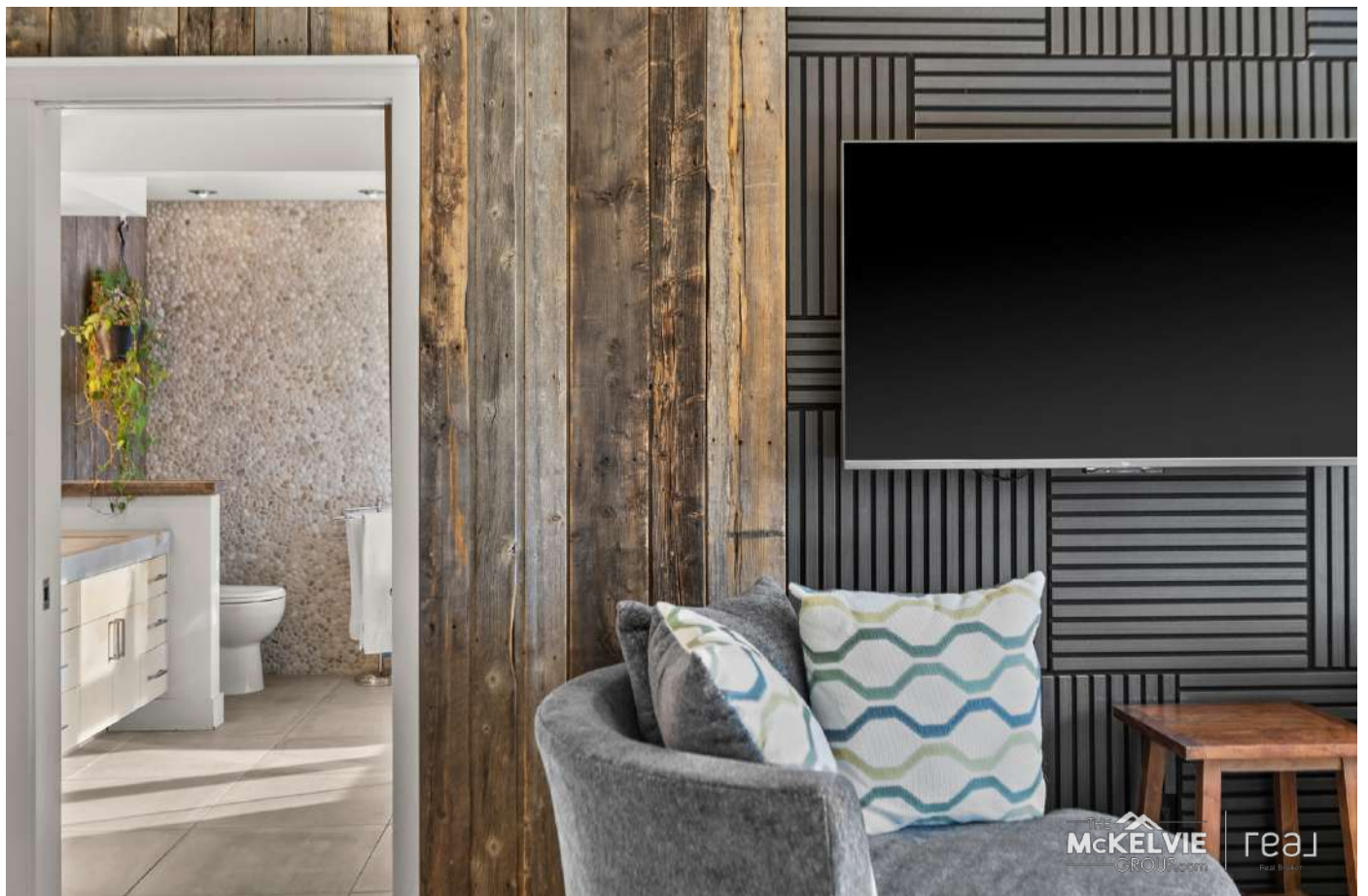
INTERIOR AREA: 1098.02 SQ. FT.

EXCLUDED AREA: 16.32 SQ. FT.







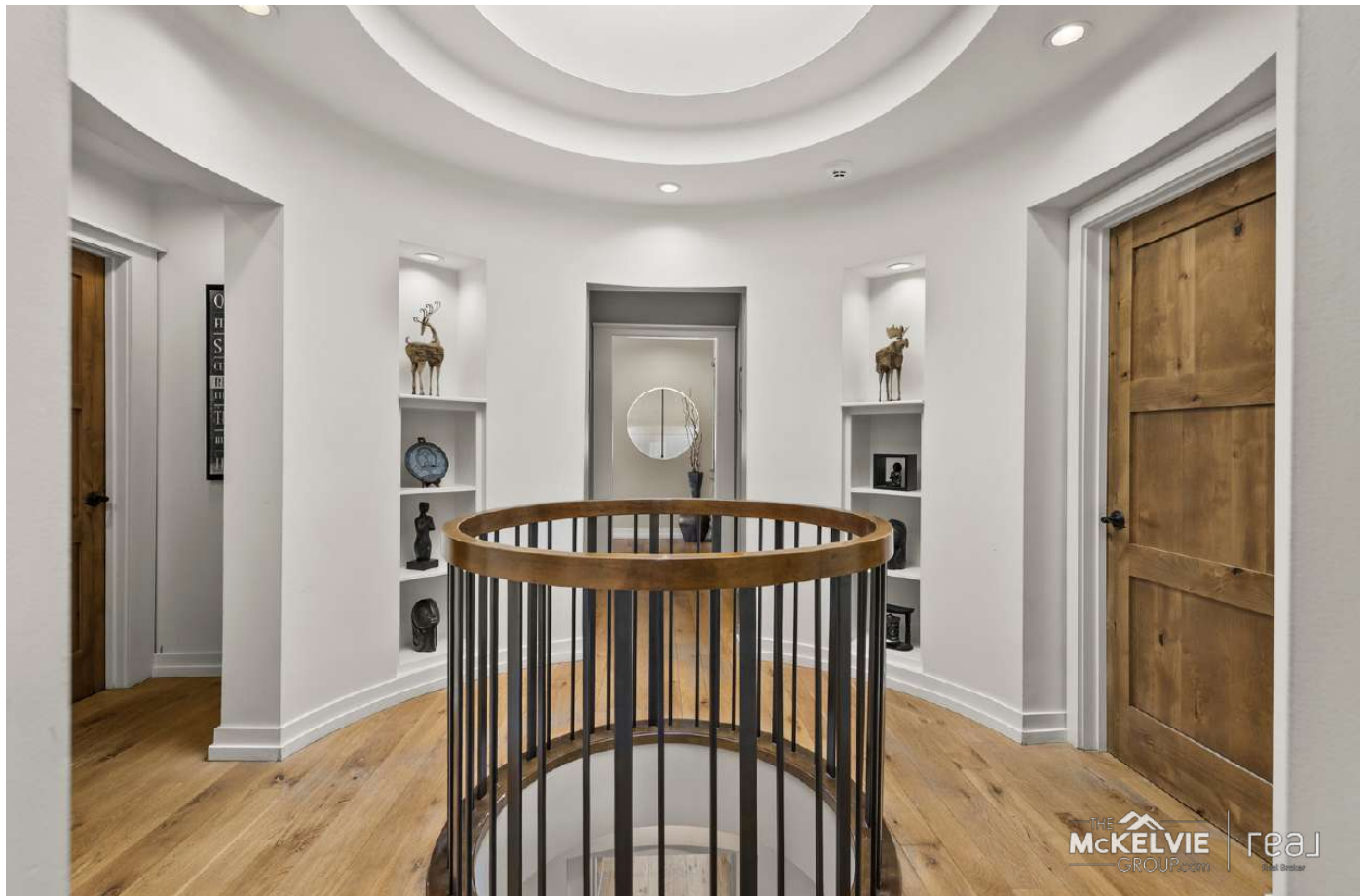




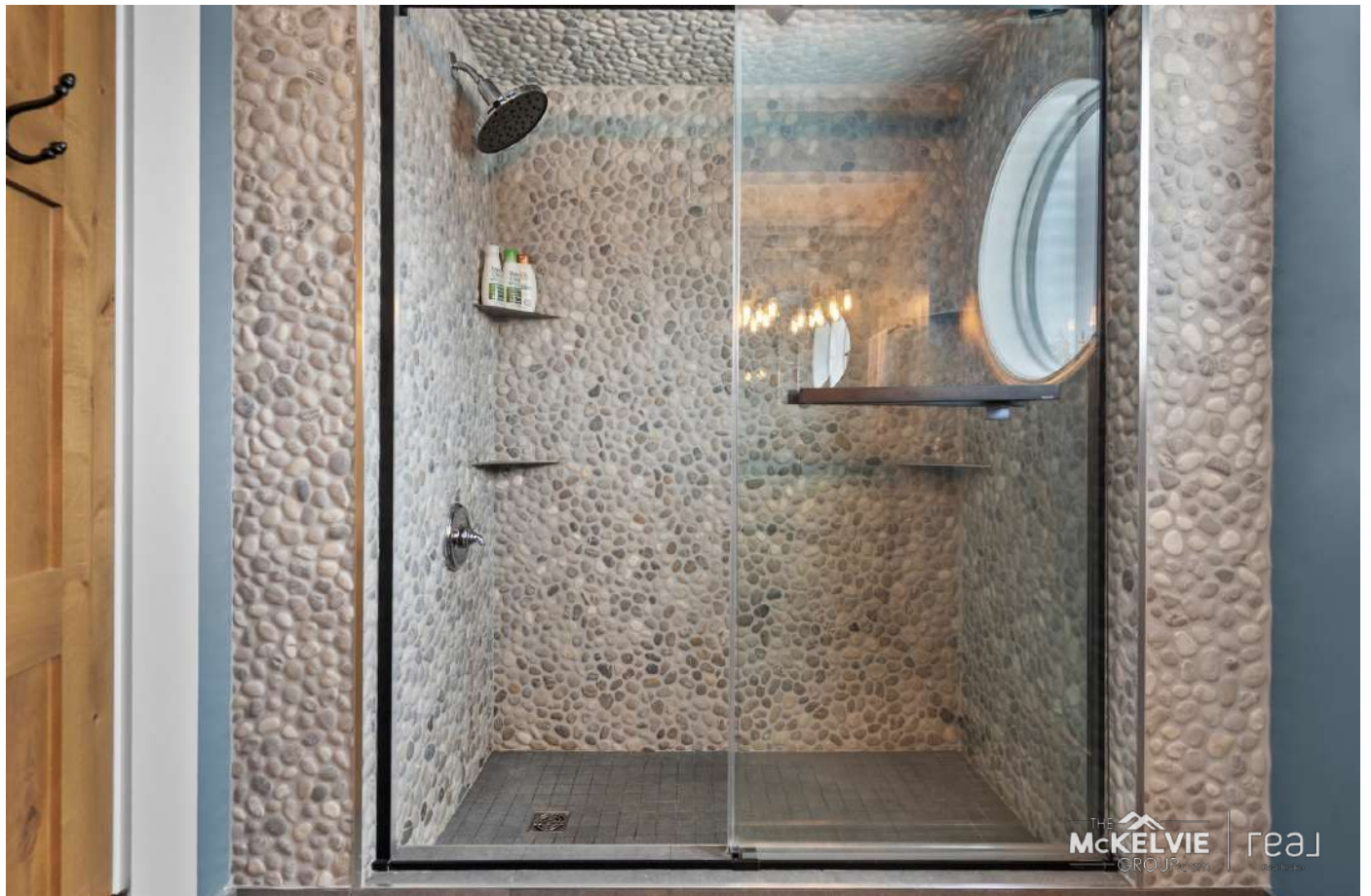












## The Walkout Level

The walkout level is an indoor-outdoor oasis, where xylophone-style doors can be fully opened to seamlessly connect the interior with the outdoors—perfect for effortless entertaining or quiet mornings in the fresh air. Inside, the space unfolds to reveal a casual gathering area, a fourth bedroom, a full bathroom, and a dedicated exercise room.

Adding an unexpected touch of elegance, a one-of-a-kind dual wine cellar and cigar humidor invite you to savor life's finer pleasures, blending elegance and lifestyle at every turn in this extraordinary home.



# THE FLOOR PLAN

BASEMENT LEVEL (BELOW GRADE):

EXTERIOR AREA: 1251.21 SQ. FT.

INTERIOR AREA: 1149.96 SQ. FT.

EXCLUDED AREA: 64.25 SQ. FT.



0 3 6 ft





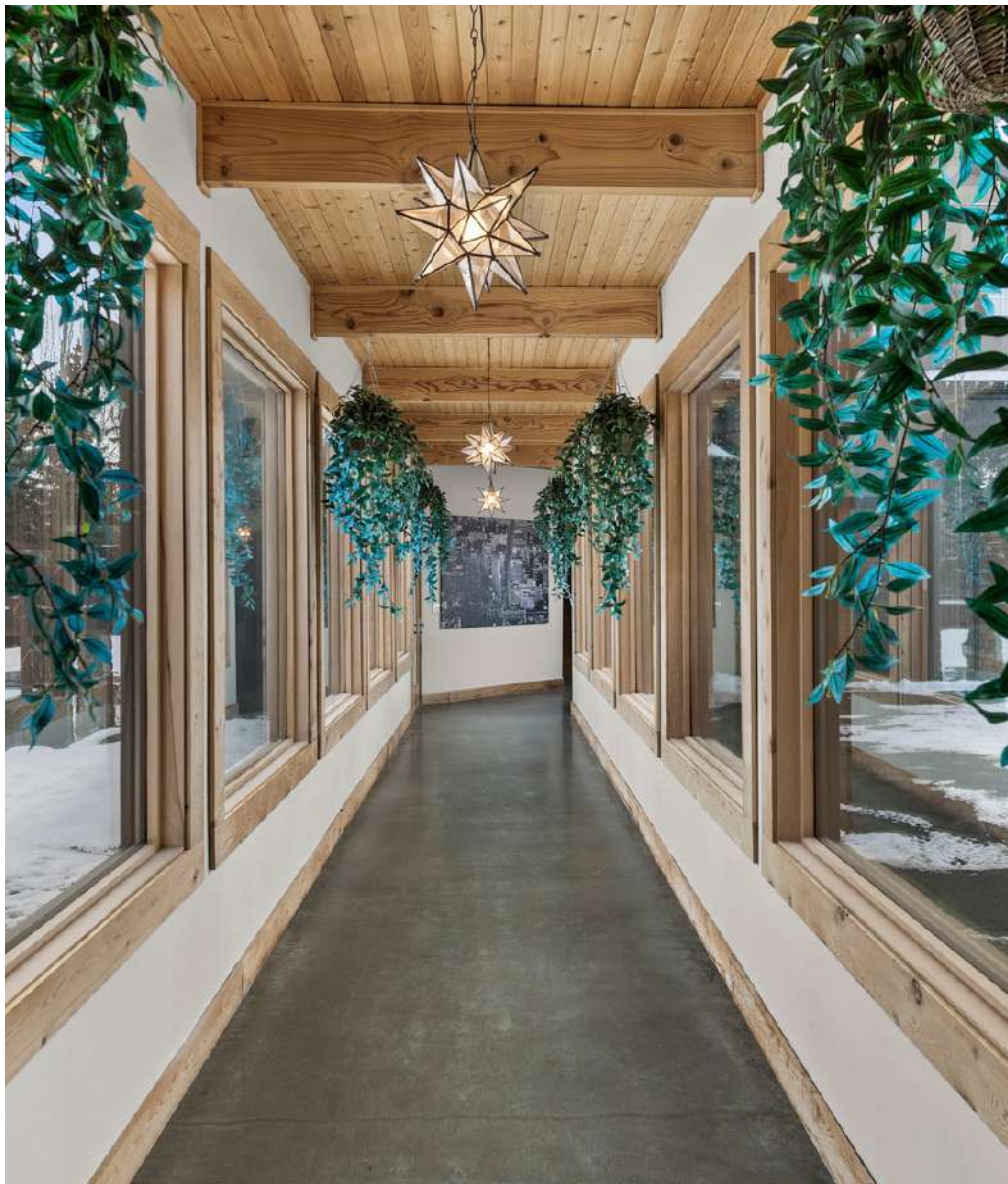






## Breezeway & Garages

A glass breezeway gracefully connects the main residence to a secondary garage, while a separate, fingerprint-accessed garage bay has been thoughtfully designed to showcase and protect a prized vehicle for the discerning collector.



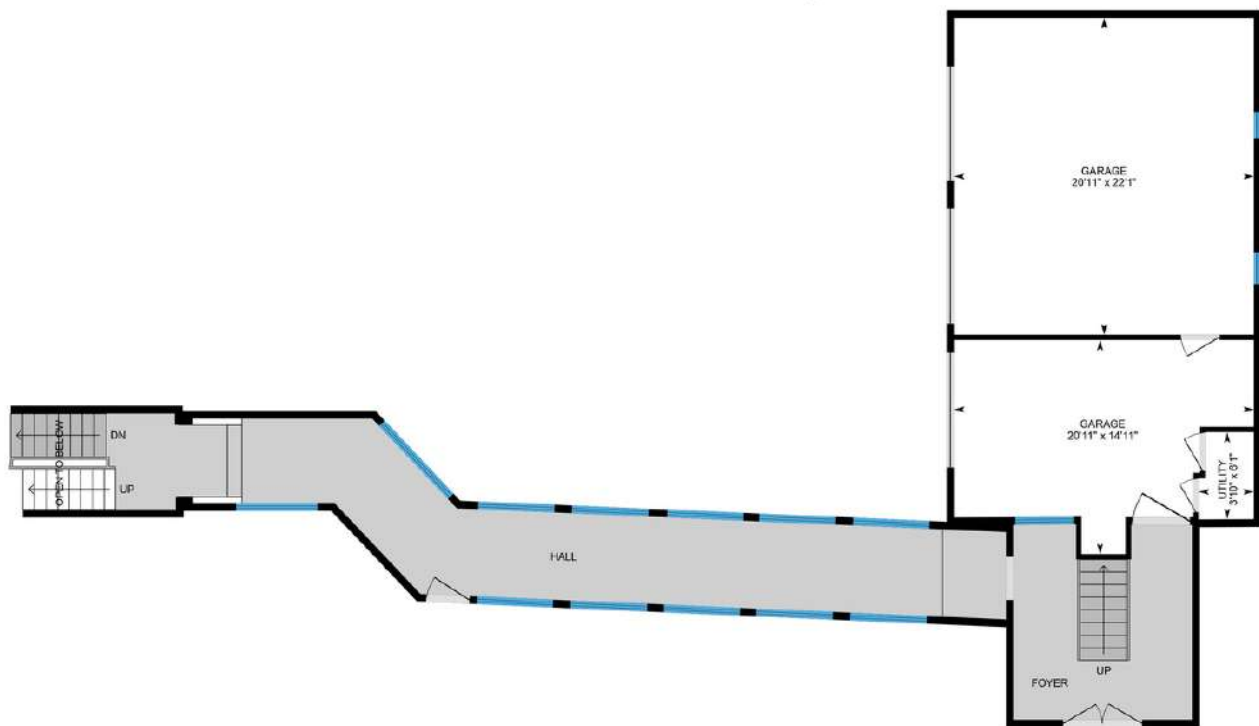
# THE FLOOR PLAN

## CAUSEWAY & GARAGES:

EXTERIOR AREA: 679.01 SQ. FT.

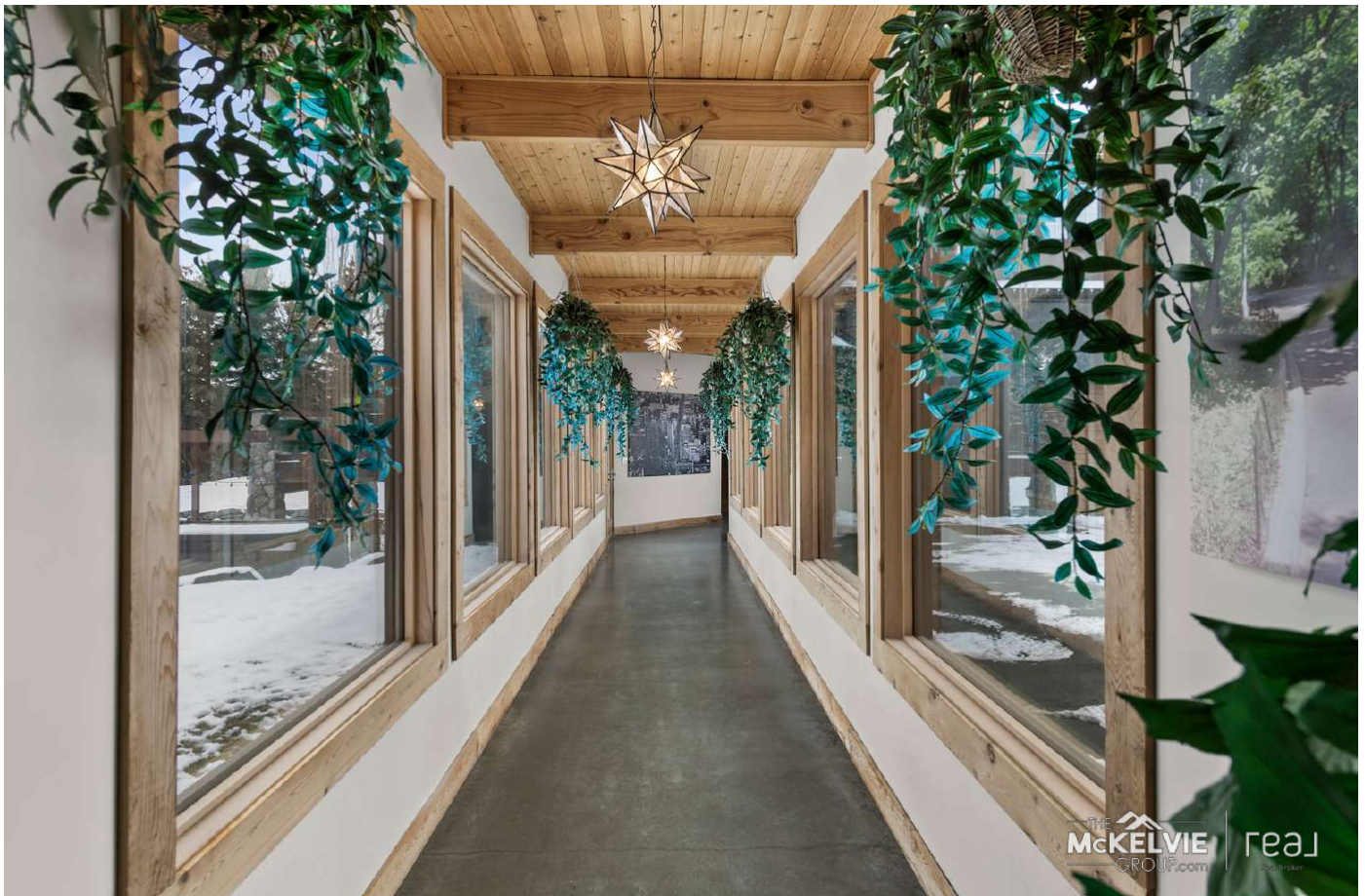
INTERIOR AREA: 580.01 SQ. FT.

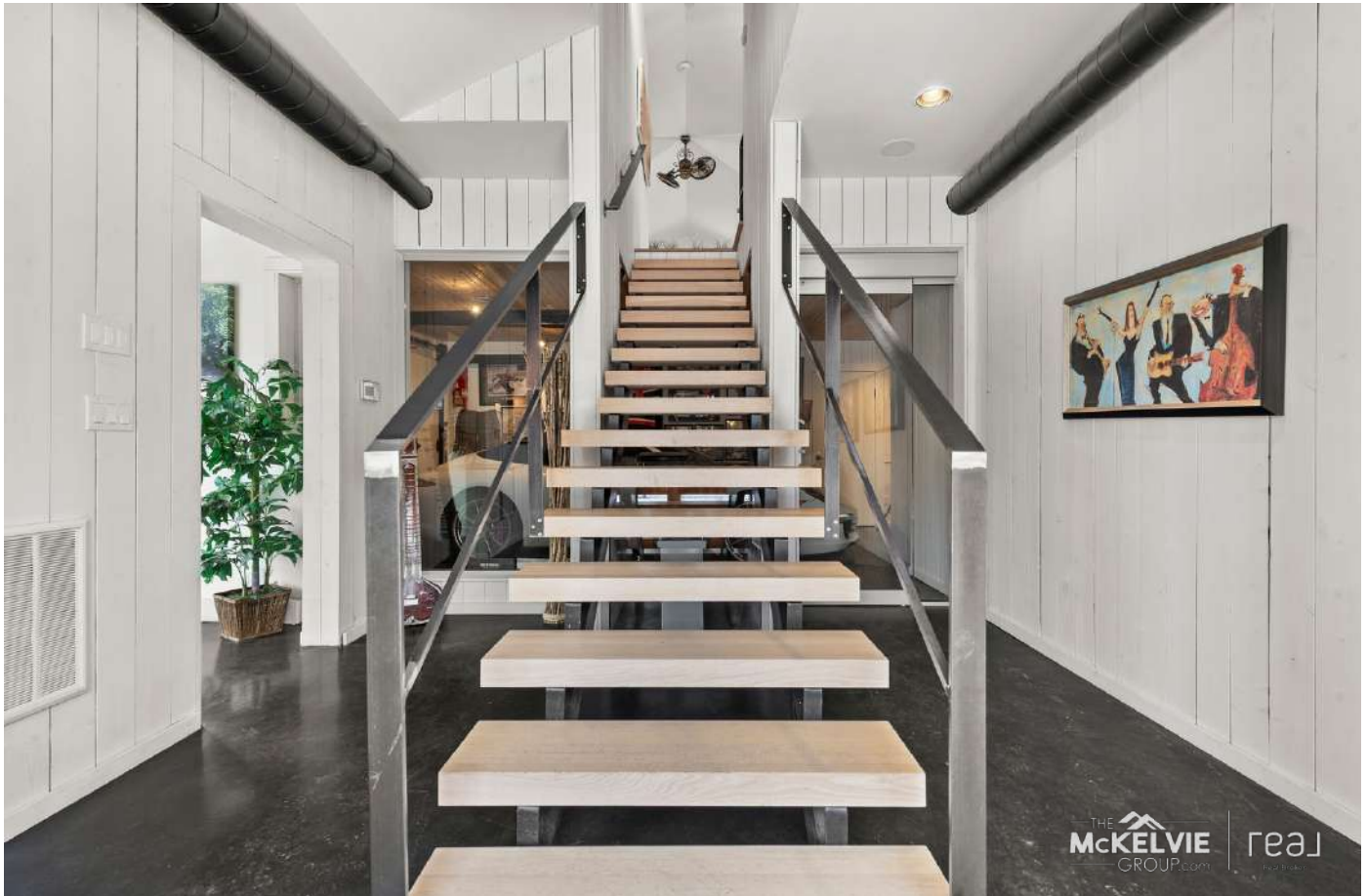
EXCLUDED AREA: 792.09 SQ. FT.



0 7 14  
ft







## Guest Suite

Above the secondary garage sits a self-contained guest suite, thoughtfully designed with Murphy beds to welcome all your visitors, and a versatile lounge area that can easily serve as a creative studio or home office.

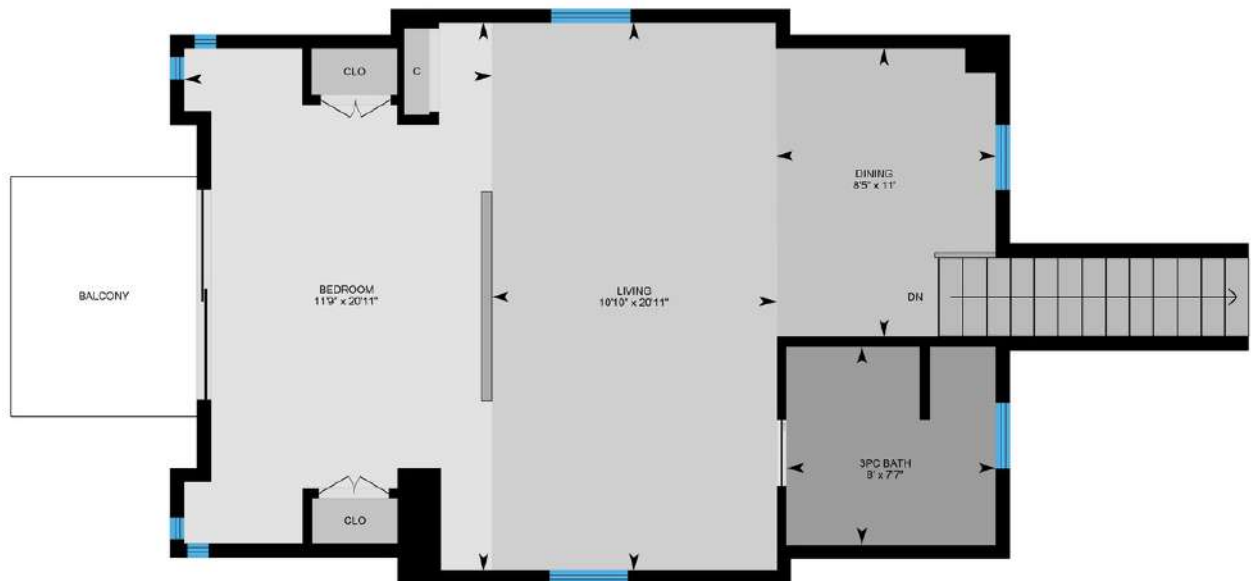


# THE FLOOR PLAN

GUEST SUITE:

EXTERIOR AREA: 692.50 SQ. FT.

INTERIOR AREA: 625.80 SQ. FT.



0 2 4 ft







# Outside

Outside, the property unfolds with equal intention. In-ground pool, hot tub, and firepit create spaces for every season. Circling a stone platform at the heart of the grounds, a moat crossed by two wooden bridges - a meditative feature that speaks to the thoughtfulness woven throughout. For the right person, this won't simply be a beautiful property. It will feel like home.























# BEAUTIFUL BEARSPAW

~ ROCKY VIEW COUNTY ~

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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 km<sup>2</sup> (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](http://www.calgarywaldorf.org)

Renert School [www.renertschool.ca](http://www.renertschool.ca)

