

**24073 Burma Road**  
**Rural Rocky View County, Alberta**

**MLS # A2269530**



**\$1,579,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bearspaw_Calg                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                                          |               |                   |
| <b>Size:</b>     | 3,259 sq.ft.                                                              | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 8                                                                         | <b>Baths:</b> | 5 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 3.95 Acres                                                                |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, No Neighbours B |               |                   |

|                    |                                                                                                                                                       |                   |                           |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                                 | <b>Water:</b>     | Co-operative              |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                                                        | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                       | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                                                                                                                                  | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                             | <b>Zoning:</b>    | R-RUR                     |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                       | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |                           |
| <b>Inclusions:</b> | 2 Sheds, Vacu flo system + attachments                                                                                                                |                   |                           |

Enjoy the best of both worlds &mdash; the peace of country living and the convenience of the city only a few hundred meters from the city limits opening the door to endless future prospects. Prime location for successful home based business. This exquisite Bearspaw estate sits on approx 4 acres land & features virtually 5100 sqft of developed living space. Built in 2004 and substantially renovated on the top two floors in 2023&ndash;2024, this home offers space, flexibility, and luxury for a large or multigenerational family with 8 bedrooms and 6 bathrooms. A private circular driveway with fresh asphalt sets the tone as you arrive. Inside, the thoughtful floor plan combines functionality and high-end finishes. Four of the eight bedrooms feature ensuite bathrooms, giving every family member and guest a sense of retreat. On the main floor, enjoy a primary bedroom with a 5-piece spa-style ensuite and walk-in closet, a bright front family room, and a huge home office with built-ins and large windows. At the rear, an open-concept kitchen, dining and living area creates the heart of the home: a chef&rsquo;s kitchen with quartz countertops, a massive island, top-end appliances and generous storage, a large dining area for gatherings, and a sunlit living room with a statement fireplace and sprawling backyard views. A convenient main-floor powder room and laundry add everyday practicality. Upstairs, three more bedrooms &mdash; each with private ensuites and ample closets &mdash; offer comfort and privacy. The fully developed basement adds another four bedrooms, a full bath, and versatile recreation space for games, media, or fitness. Attached to the home is a double garage (with the option to add a third bay with the addition of a garage door or convert to a large mudroom). Recent updates include a new hot water tank (2024), fresh interior and exterior paint plus new downspouts

(2025). Two sheds and two outbuildings are also included. The south-facing lot backs onto open land with no neighbours, creating your own private playground &mdash; even a toboggan hill right out back. No need to worry about well water quality &mdash; this property is already connected to the community Water Co-op, ensuring reliable, great-tasting water year-round. All this just minutes to the Rocky Ridge YMCA and less than five minutes to all the shopping & convenience. No HOA Fees. Far away from high voltage power lines and telephone towers. A rare opportunity to own a fully updated Bearspaw acreage in an unbeatable location, a true live in the country, play in the city offering &mdash; book your private showing today!