

# **\$1,799,000 - 24073 Burma Road, Rural Rocky View County**

---

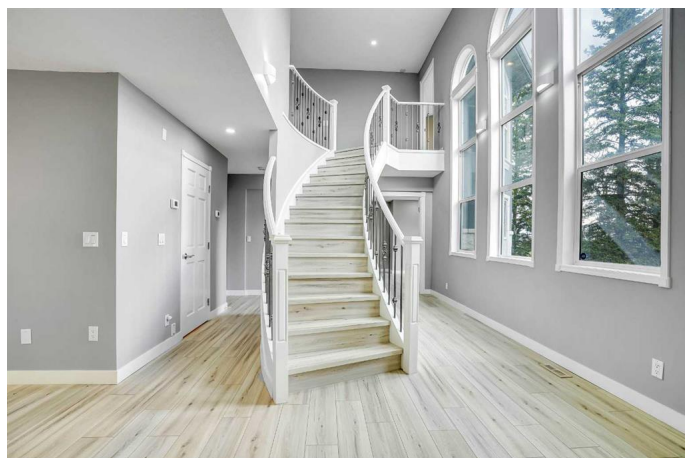
MLS® #A2221838

**\$1,799,000**

8 Bedroom, 6.00 Bathroom, 3,072 sqft  
Residential on 3.95 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Experience the perfect blend of country serenity and city convenience with this beautifully updated home on 3.95 acres in the BEARSPAW.... area of Rocky View County. Enjoy the view of the Northern lights from the front yard of your house whenever it occurs.â€” The property is located just 400 meters away from the City of Calgary limits. This spacious and fully renovated property offers modern features, versatile living space, and unbeatable location close to the YMCA in Rocky Ridge. Thoughtfully renovated from top to bottom, this home underwent a full remodel in 2023, followed by a new hot water tank in 2024, and most recently in 2025, fresh interior and exterior paint along with new downspouts were addedâ€”making this home truly move-in ready. Inside, you'll find a bright and stylish kitchen with stainless steel appliances, a main floor primary bedroom with a luxurious 5-piece ensuite, and a private office ideal for working from home. The upper level offers three additional bedrooms, each with their own ensuite (two 4-piece and one 5-piece), providing comfort and privacy for every family member. The finished basement expands the living space even further with four more bedrooms and a 3-piece bath, perfect for guests, extended family, or flexible use. Outside, enjoy your very own greenhouse, a handy storage shed, and plenty of open space



for gardening, play, or relaxing in nature. Whether you're looking for a peaceful retreat, a family estate, or multigenerational living, this property checks every box. Don't miss this rare opportunity to own a fully renovated acreage so close to Calgaryâ€™s space, style, and convenience all in one package!

Built in 2004

### Essential Information

MLS® #	A2221838
Price	\$1,799,000
Bedrooms	8
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,072
Acres	3.95
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	24073 Burma Road
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R1E3

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Low
-------------------	--

	Flow Plumbing Fixtures, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven, Gas Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Storage, Courtyard
Lot Description	Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	54
Zoning	CR

## Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.