

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

**MLS # A2269530**



**\$1,525,000**

<b>Division:</b>	Bears paw_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>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** 2 Sheds, Vacu flo system + attachments

**DEAL OF THE WEEK. HUGE PRICE ADJUSTMENT.** 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 Bears paw 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 Bears paw acreage in an unbeatable location, a true live in the country, play in the city offering &mdash; book your private showing today! JUST IN TIME FOR CHRISTMAS... Open Houses Sun Dec 7 th (2-4 pm) Dec 13th and 14th (12 -2 pm)