

# \$1,350,000 - 30094 Bunny Hollow Drive, Rural Rocky View County

MLS® #A2200018

**\$1,350,000**

4 Bedroom, 4.00 Bathroom, 2,022 sqft  
Residential on 4.40 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Tucked away on 4.4 acres of fenced, private land surrounded by mature trees, this stunning property offers the perfect blend of charm and serene country living. A highlight of the property is the massive shop (60 ft by 36 ft), thoughtfully designed with an office space (11.5 ft by 32 ft), a half bath, and in-floor heating. Whether you need a dedicated workspace, extra storage, or a garage conversion, this versatile structure provides endless possibilities. Stepping inside, you're greeted by a bright and inviting kitchen, featuring an eating area with a window overlooking the front yard, an open layout, and a pantry for all your storage needs. The living room is equally impressive, offering direct access to the wraparound deck, where you can enjoy breathtaking views of your expansive backyard. For those who work from home or need a quiet retreat, the family room which boasts a stunning wood burning fireplace also provides access to a private office space overlooking the backyard, combining productivity with a peaceful setting. Completing this main level is a 2-piece bathroom and laundry area, maximizing efficiency without sacrificing space. Upstairs, the primary suite is complete with a walk-in closet and a 4-piece ensuite for added comfort and convenience. Two additional great sized bedrooms and a 4pc bathroom complete this



upper level. Descending to the fully finished walkout basement, this space is designed for both relaxation and entertainment. The wet bar and raised breakfast bar add an extra touch of functionality, making this the ideal space for hosting family and friends. An additional bedroom, 4 pc bathroom and large storage room finish off this lovely abode! Stepping outside, this 4.4-acre backyard is a private oasis, complete with a fire pit for summer nights. With plenty of space to roam and play, mature trees providing natural beauty, and a fenced perimeter for security and privacy, this property is a rare find. With newer shingles, fresh stonework on the exterior, and a brand-new parking pad, this home has been thoughtfully updated. Don't miss the opportunity to make this wonderful property yours!

Built in 1996

### **Essential Information**

MLS® #	A2200018
Price	\$1,350,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,022
Acres	4.40
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	30094 Bunny Hollow Drive
Subdivision	Bearspaw_Calg

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1H6

### **Amenities**

Parking	Parking Pad
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### **Interior**

Interior Features	Pantry, Separate Entrance, Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Irregular Lot, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	45
Zoning	R-CRD

### **Listing Details**

Listing Office	RE/MAX First
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