

# \$1,769,000 - 54 Hamilton Drive, Rural Rocky View County

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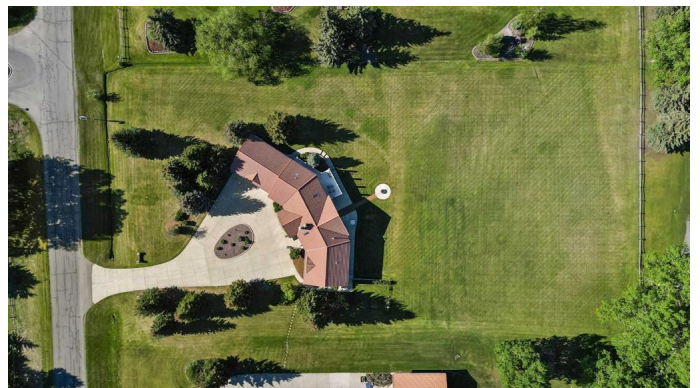
MLS® #A2226103

**\$1,769,000**

4 Bedroom, 4.00 Bathroom, 5,367 sqft  
Residential on 2.00 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Nestled on 2 acres of pristine property, this exquisite estate seamlessly blends luxury, sophistication, and breathtaking views of both the mountains and golf course. Boasting a total living area of 5,367 sq. ft., this stunning residence is thoughtfully designed with high-end finishes and impeccable craftsmanship throughout. Stepping inside, youâ€™re greeted by an inviting living room, where a charming fireplace with a wooden mantle and tile surround sets the perfect ambiance. Vaulted cedar ceilings enhance the open, airy feel, leading seamlessly into a spacious dining room with double-door access to the kitchen. For culinary enthusiasts, the chefâ€™s kitchen is a dream, featuring a large island, premium stainless-steel appliances, a skylight, and a window above the sink overlooking the beautifully maintained backyard. The adjacent eating nook is bathed in natural light, ideal for casual meals, while the family room boasts a wood-burning fireplace with a stunning stone surround and large windows, creating a warm, inviting atmosphere. The main floor is thoughtfully designed with a secondary prep- butlerâ€™s kitchen, main-floor laundry, a three-piece bathroom, and convenient access to the oversized heated triple-car garage. The primary suite is a true retreat, offering a walk-in closet and a spa-like 5-piece ensuite



adorned with marble tile, a jetted soaking tub, a stand-alone shower, and a private walk-in closet. An additional bedroom and full 4-piece bathroom complete this fantastic main floor. Descending to the walkout basement, youâ€™ll find in-floor heating throughout, ensuring year-round comfort. This expansive space is designed for both entertainment and relaxation, featuring a generous rec room and entertainment area with direct access to the lower patio and fire pit. A built-in bar and wood-burning stove create the perfect setting for gatherings, while a bedroom and additional denâ€™easily convertible into a fourth bedroomâ€™along with another 4-piece bathroom make this level ideal for families or guests. For wine enthusiasts, a spacious wine room and cool room space, complete with sink, counters, and shelving, adds a unique touch and offers convenient access up to the garage. Additional notable features include a maintenance-free exterior, concrete driveway, septic system with two individual septic fields, and irrigation, ensuring effortless upkeep. With its thoughtful design, high-end finishes, and picturesque setting, this home offers an unparalleled lifestyle of comfort and luxuryâ€™a rare opportunity to own an exceptional residence where every detail has been meticulously crafted. POLY B REMOVED FROM ENTIRE HOME! AC recently serviced, pot lights, garage freshly painted including flooring. clay roof serviced and up to date, changed old flooring in the backyard with new flooring, new faucets, new handles through out kitchen and bathrooms, and much more. Donâ€™t miss the chance to make this spectacular home yours!

Built in 1990

## **Essential Information**

MLS® #

A2226103

Price	\$1,769,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	5,367
Acres	2.00
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	54 Hamilton Drive
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1A2

### Amenities

Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Beamed Ceilings, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Bar, French Door
Appliances	Dishwasher, Gas Stove, Refrigerator, Stove(s), Window Coverings, Trash Compactor
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
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Lot Description	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Close to Clubhouse, Irregular Lot
Roof	Concrete
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	11
Zoning	C4841-97

### **Listing Details**

Listing Office	First Place Realty
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