

# **\$2,150,000 - 258 Hamilton Drive Nw, Rural Rocky View County**

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MLS® #A2185740

**\$2,150,000**

8 Bedroom, 8.00 Bathroom, 5,779 sqft  
Residential on 2.00 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Welcome to "Weeping Birch Estate," a remarkable country home set on approximately 2 acres of land in a peaceful location with views of the 15th hole of the Bearspaw Golf and Country Club. This impressive property features 7 bedrooms, 8 bathrooms, and nearly 9,000 square feet of developed living space. The grand foyer, with its 19-foot ceilings, creates an inviting entrance and sets the tone for the home. The main floor includes a study, games room, living room, and family room. The well-designed kitchen features a granite center island, ample workspace, and high-quality appliances, flowing seamlessly into the breakfast area and a light-filled atrium with a fitted hot tub. The upper level offers 5 bedrooms, including a luxurious master suite with a spa and a private reading room. An additional wing, accessible via a separate staircase, contains two en-suite bedrooms and a second family room. The lower level includes two more bedrooms, a recreation room, and a professional gym. Outdoor amenities include a regulation tennis court. Conveniently located, the property is just one minute from major road.

Built in 1988

## **Essential Information**



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2185740                         |
| Price          | \$2,150,000                      |
| Bedrooms       | 8                                |
| Bathrooms      | 8.00                             |
| Full Baths     | 7                                |
| Half Baths     | 1                                |
| Square Footage | 5,779                            |
| Acres          | 2.00                             |
| Year Built     | 1988                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 258 Hamilton Drive Nw   |
| Subdivision | Bearspaw_Calg           |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3R 1A2                 |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 6                     |
| Parking        | Quad or More Attached |
| # of Garages   | 4                     |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Built-in Features, Granite Counters, High Ceilings       |
| Appliances        | Dishwasher, Microwave, Refrigerator, Built-In Gas Range, Built-In Oven, Garage Control(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                   |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 4                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Finished                                                                                                            |

**Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Playground                         |
| Lot Description   | Landscaped, Rectangular Lot, Level |
| Roof              | Asphalt Shingle                    |
| Construction      | Wood Frame, Brick, Stucco          |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 8th, 2025 |
| Days on Market | 103               |
| Zoning         | R-G               |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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