



THE
A-TEAM

**RE/MAX
FIRST**

3 CHEYANNE MEADOWS Way, Rural Rocky View County T3R 1B6

MLS®#: **A2111551** Area: **Church Ranches** Listing Date: **03/11/24** List Price: **\$2,850,000**
Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2010**
Lot Information
Lot Sz Ar: **128,066 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **5,963**
Low Sqft:
Ttl Sqft: **5,963**

DOM

69
Layout
Beds: **4 (3 1)**
Baths: **6.0 (5 2)**
Style: **1 and Half Storey,Acreage with Residence**

Parking

Ttl Park: **8**
Garage Sz: **3**

Access:
Lot Feat: **Corner Lot,Greenbelt,No Neighbours Behind,Landscaped,Private,See Remarks**
Park Feat: **Driveway,Gated,Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic System**
Ext Feat: **Courtyard,Other**
Construction: **Brick,Stucco,Wood Frame**
Flooring: **Cork,Hardwood,Tile**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Bar Fridge,Freezer,Gas Cooktop,Microwave,Refrigerator,Window Coverings**
Int Feat: **Bidet,Crown Molding,Elevator,French Door,High Ceilings,No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 7`0"	2pc Bathroom	Main	6`1" x 7`2"
Den	Main	8`5" x 8`6"	Dining Room	Main	16`5" x 15`0"
Other	Main	5`1" x 6`0"	Other	Main	16`1" x 18`11"
Great Room	Main	16`6" x 25`1"	Kitchen	Main	16`2" x 15`0"
Kitchenette	Main	10`1" x 13`5"	Living Room	Main	19`0" x 16`4"
Nook	Main	15`9" x 13`8"	Office	Main	20`8" x 15`0"

Game Room	Main	33`0" x 23`5"	Sunroom/Solarium	Main	16`10" x 19`11"
4pc Ensuite bath	Upper	9`8" x 5`1"	4pc Ensuite bath	Upper	9`9" x 5`1"
6pc Ensuite bath	Upper	18`3" x 20`6"	Bedroom	Upper	16`4" x 17`1"
Bedroom	Upper	16`6" x 17`2"	Other	Upper	5`4" x 5`9"
Bedroom - Primary	Upper	23`1" x 18`10"	Storage	Upper	4`1" x 14`7"
Storage	Upper	3`3" x 6`7"	Storage	Upper	3`2" x 6`9"
Walk-In Closet	Upper	14`7" x 20`9"	3pc Bathroom	Basement	12`7" x 13`4"
4pc Bathroom	Basement	14`1" x 9`1"	Bedroom	Basement	13`3" x 16`7"
Den	Basement	8`10" x 12`10"	Other	Basement	5`3" x 5`6"
Laundry	Basement	16`11" x 8`0"	Other	Basement	6`7" x 21`2"
Storage	Basement	5`3" x 17`5"	Storage	Basement	8`4" x 11`10"
Storage	Basement	5`3" x 12`7"	Other	Basement	32`0" x 36`10"
Walk-In Closet	Basement	7`5" x 14`3"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
Legal Desc: **9810168**

Remarks

Pub Rmks: Surrounded by the natural beauty of Church Ranches, this enchanting home spans nearly 3 acres, marrying refined elegance with the serene tranquility of its surroundings. From the bricked terrace at the entrance to the tranquil pond that graces its boundary, this property promises an exclusive retreat. Welcoming guests, the practical vestibule shields the interiors from the elements, leading to a grand piano room at the heart of the home. Its curved walls, adorned with fabric inserts & intricate ceiling details craft a space where music and beauty converge. Adjacent, the family room, anchored by one of three fireplaces, offers a cozy haven with views of the backyard, seamlessly connecting to a screened, heated 3 season conservatory. Culinary enthusiasts will revel in the kitchen's elegance, where antiqued cabinetry and granite countertops meet top-tier appliances, including a six-burner gas range, full fridge & full freezer & double wall ovens. A dedicated BBQ patio & spacious walk-in pantry underscore the home's thoughtful design. The dining nook, with its built-in hutch and warming ovens, as well as the dining room — accessible from both the kitchen and front hall — provide perfect settings for intimate dinners and grand gatherings alike. The beautifully appointed den is an ideal haven for remote work or contemplation, complete with a welcoming fireplace. From here, double French doors open to a cozy family room, a perfect spot for unwinding or enjoying media. The journey continues through to the butler's pantry, characterized by its practical elegance with leathered granite counters, acting as a gateway to the home's most versatile space. Originally designed as an indoor pool area, this expansive room now serves as a dynamic family area, with the infrastructure still in place for those who might envision its aquatic potential. Whether as a family area, a personal gym, or a showcase space, its adaptability is a highlight, seamlessly integrating with the home's overall grace and flexibility. Ascending to the second floor via stairs or elevator reveals a sumptuous primary suite with dual walk-in closets, one equipped with laundry facilities, and an ensuite that epitomizes luxury with heated floors, large shower and a clawfoot tub. Two additional bedrooms, each with its own ensuite, affirm the home's commitment to comfort and privacy. The basement extends the living space with a large bedroom, immense walk-in closet & direct access to the original pool area, highlighted by two bathroom/change rooms. The unfinished space awaits a personalized touch, with potential for a media room or workshop, leading directly to a heated triple garage. Outdoors, the screened conservatory and large back patio offer serene vistas of the mature trees and pond, making it an ideal backdrop for wildlife watching and relaxation. This home is a masterpiece of functional elegance and serene living. Here, every room tells a story, inviting you to be part of its next chapter.

Inclusions: Hoodfan, Ovens (2), Warming Ovens (2), Dishwasher (2), Trash Compactor, Washer (2), Dryer (2), Garage Opener with Remote Controls, Remote Controls for Front Gate, Air Conditioners (3), Elan Sound System, Garage Cabinets, Vacuum System + Attachments

Property Listed By: Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











