



THE
A-TEAM

**RE/MAX
FIRST**

45 LONE PINE Crescent, Rural Rocky View County T3R 1B9

MLS® #: **A2117129**

Area: **Church Ranches**

Listing Date: **03/23/24**

List Price: **\$1,399,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

4,267

Year Built:

1995

Low Sqft:

Ttl Sqft:

4,267

Lot Information

Lot Sz Ar:

91,476 sqft

Lot Shape:

DOM

57

Layout

Beds:

7 (7)

Baths:

3.5 (3 1)

Style:

**2 Storey,Acreage
with Residence**

Parking

Ttl Park:

10

Garage Sz:

3

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Gentle Sloping,Landscaped,Many
Trees,Private,Treed**

Park Feat:

Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Septic Tank**

Ext Feat: **Balcony,Fire Pit,Garden,Playground,Private
Entrance,Private Yard,Storage**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Co-operative

Fnd/Bsmt:

None

Kitchen Appl:

Built-In Refrigerator,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Washer/Dryer

Int Feat:

Built-in Features,Closet Organizers,Crown Molding,Granite Counters

Utilities:

Room Information

Room

Kitchen

Foyer

Bedroom

5pc Bathroom

Furnace/Utility Room

Bedroom

Level

Main

Main

Main

Main

Main

Upper

Dimensions

11`2" x 13`3"

19`1" x 13`3"

11`2" x 13`3"

11`2" x 9`0"

12`10" x 13`1"

16`1" x 10`9"

Room

Dining Room

Living Room

Laundry

Bedroom

Storage

Bedroom

Level

Main

Main

Main

Main

Main

Upper

Dimensions

17`7" x 12`8"

27`4" x 29`10"

7`5" x 7`6"

11`2" x 13`1"

12`3" x 5`4"

10`10" x 15`8"

3pc Bathroom
Bedroom
Bedroom - Primary
Family Room

Upper
Upper
Upper
Upper

6`4" x 8`1"
10`1" x 11`7"
13`9" x 15`2"
21`9" x 24`9"

2pc Bathroom
Storage
5pc Ensuite bath
Bedroom

Upper
Upper
Upper
Upper

5`9" x 6`11"
17`5" x 3`0"
10`1" x 13`8"
12`10" x 14`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

9411421

Remarks

Pub Rmks:

Indulge in the extraordinary lifestyle offered by this captivating Church Ranches acreage. Spanning over 4,267 square feet across two stories, this residence exudes a regal charm with its total 7 bedrooms and a thoughtfully designed open floorplan that seamlessly integrates modern architecture with timeless elegance. Enjoy the best of both worlds with acreage living just 6 minutes drive from Rocky Ridge YMCA & Shopping, 10 minutes to Tuscany LRT Station, and 27 minutes to Calgary Downtown. Perfect blend of convenience and tranquility. UPON ENTERING, you're greeted by the inviting main level adorned with high-quality hardwood and tile flooring that enhances the warm ambiance throughout. This level boasts 2 bedrooms, a luxurious 5-piece bathroom, a dining area, an impeccably upgraded modern kitchen equipped with top-of-the-line appliances, a spacious great room perfect for entertaining, as well as convenient amenities such as a laundry room, storage room, and utility room. ASCENDING TO THE UPPER LEVEL reveals a sanctuary of comfort with 5 additional bedrooms and 2.5 beautifully appointed washrooms, including a master bedroom complete with a lavish 5-piece ensuite. A central bonus room with a balcony adds a touch of allure to this already impressive abode, providing an ideal space for relaxation or gathering with loved ones. Beyond the confines of the home, the outdoor spaces beckon with their breathtaking vistas, offering panoramic views of the surrounding natural beauty that can be savored from the expansive balconies. The sprawling grounds provide ample room for outdoor activities and leisure, ensuring a sense of tranquility and serenity. Further enhancing the allure of this property is a triple car detached garage, providing secure storage and easy access for your vehicles. This exceptional Bears paw acreage epitomizes luxury, privacy, and functionality, offering a harmonious blend of sophisticated living and natural splendor. Experience the epitome of luxury living with its commanding architecture, modern open floorplan, and breathtaking surroundings. A 3D/Virtual tour is available for your convenience. This property is being sold in AS-IS CONDITION. Don't miss the opportunity to make this remarkable residence your own - contact your preferred realtor today to schedule a private viewing.

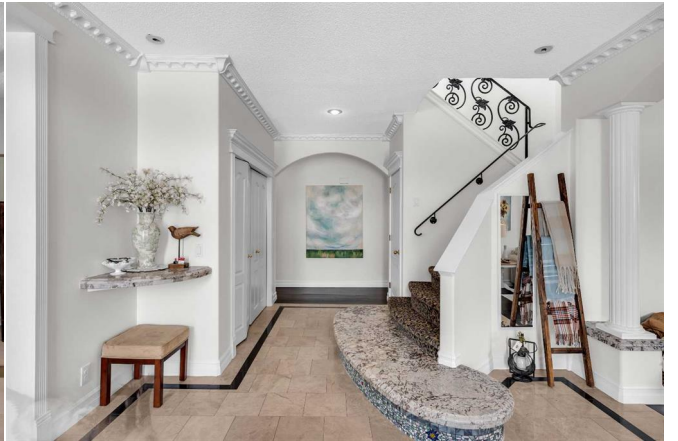
Inclusions:
Property Listed By:

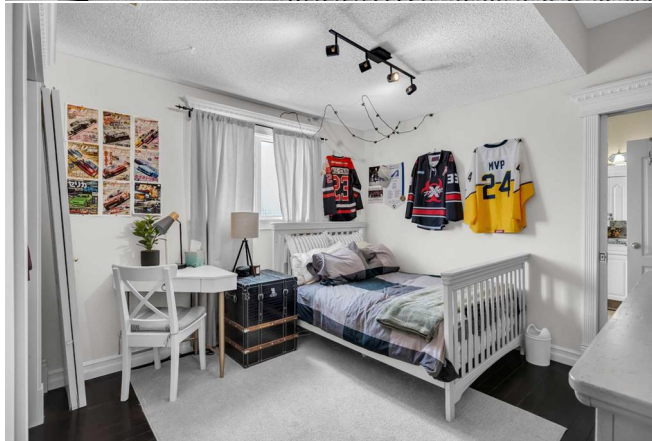
N/A
RE/MAX Real Estate (Mountain View)

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

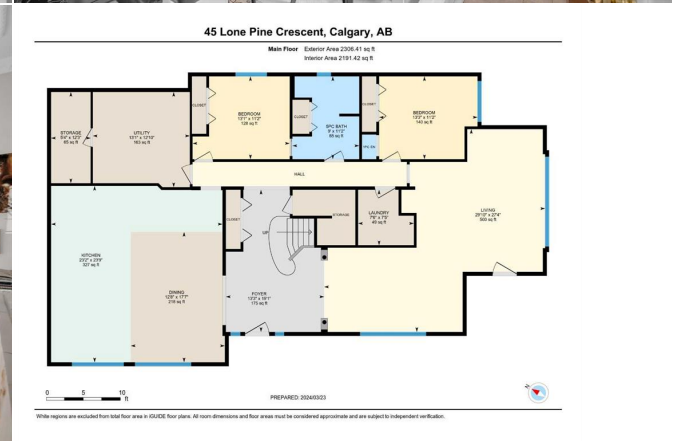
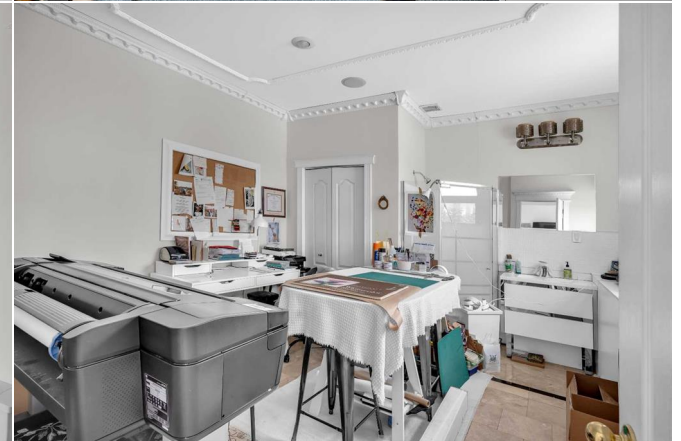












45 Lone Pine Crescent, Calgary, AB

Upper Floor
Exterior Area 1081.25 sq ft
Interior Area 1943.03 sq ft



0 5 10
ft

PREPARED: 2024/03/23



Walls are excluded from total floor area in GROUND floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.