



THE
A-TEAM

**RE/MAX
FIRST**

60 CHURCH RANCHES Boulevard, Rural Rocky View County T3R 1B1

MLS® #: **A2121558**

Area: **Bearspaw_Calg**

Listing Date: **04/13/24**

List Price: **\$3,850,000**

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:

5,803

2001

Low Sqft:

Ttl Sqft:

5,803

Year Built:

Lot Information

Lot Sz Ar:

92,782 sqft

Lot Shape:

DOM

35

Layout

Beds:

5 (2 3)

Baths:

8.5 (7 3)

Style:

**1 and Half
Storey,Acreage with
Residence**

Parking

Ttl Park:

0

Garage Sz:

3

Access:

Lot Feat:

Irregular Lot,Landscaped,Private,Views

Park Feat:

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer: **Septic Field,Septic Tank**

Ext Feat: **Balcony,Barbecue,Fire Pit**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Hardwood,Stone

Water Source:

Co-operative

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Oven-Built-In,Refrigerator,Washer,Window Coverings**

Int Feat: **Bar,Beamed Ceilings,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Kitchen Island,Pantry,Steam Room,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`0" x 26`0"	Dining Room	Main	8`11" x 10`9"
Kitchen	Main	9`0" x 12`2"	Living Room	Main	12`5" x 14`11"
Dining Room	Main	13`0" x 16`10"	Kitchen	Main	19`6" x 19`6"
Breakfast Nook	Main	11`11" x 5`1"	Family Room	Main	21`3" x 19`5"
Bedroom	Main	13`3" x 20`7"	Bedroom - Primary	Main	15`5" x 25`0"

Office	Main	14`5" x 8`4"	2pc Bathroom	Main	4`9" x 5`11"
2pc Bathroom	Main	5`4" x 5`0"	4pc Bathroom	Main	6`0" x 11`6"
5pc Ensuite bath	Main	18`10" x 15`0"	Walk-In Closet	Main	10`11" x 9`0"
Mud Room	Main	15`1" x 9`2"	Laundry	Main	6`10" x 10`10"
Foyer	Main	10`11" x 11`8"	Entrance	Main	12`0" x 5`10"
Loft	Upper	20`8" x 37`8"	Walk-In Closet	Upper	4`11" x 11`2"
3pc Bathroom	Upper	10`4" x 11`2"	Bedroom	Lower	21`2" x 20`8"
Bedroom	Lower	13`3" x 14`4"	Bedroom	Lower	14`11" x 13`5"
Den	Lower	14`10" x 13`10"	Den	Lower	9`2" x 7`10"
Exercise Room	Lower	33`3" x 30`5"	Other	Lower	29`11" x 20`10"
Game Room	Lower	46`1" x 24`4"	Game Room	Lower	28`4" x 15`5"
Other	Lower	16`9" x 19`5"	Sunroom/Solarium	Lower	24`4" x 27`3"
Media Room	Lower	12`0" x 16`11"	Wine Cellar	Lower	12`2" x 5`9"
Storage	Lower	17`11" x 10`10"	Other	Lower	15`2" x 7`0"
2pc Bathroom	Lower	6`4" x 5`7"	3pc Bathroom	Lower	9`10" x 7`8"
3pc Ensuite bath	Lower	4`10" x 8`0"	4pc Ensuite bath	Lower	4`8" x 9`3"
5pc Bathroom	Lower	19`0" x 24`1"	Furnace/Utility Room	Lower	10`2" x 11`2"
Furnace/Utility Room	Lower	20`4" x 23`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1/R-CRD**
Legal Desc: **9910556**

Remarks

Pub Rmks: **Welcome to the epitome of luxury living at this stunning former showhome by McKinley Masters, nestled on 2.13 acres of meticulously landscaped grounds in the prestigious Church Ranches community. Boasting a private beachfront on a serene lake, this exquisite estate offers unparalleled amenities and opulent features throughout. Prepare to be amazed with OVER 12,000 developed square feet including 6 beds 6 full baths, 3 half bath PLUS a full spa area. As you step inside, you'll be greeted by the grandeur of soaring ceilings and high-end finishes, including marble tile, hardwood floors, and extensive millwork adding character and sophistication. The main floor, lower level, and garage boast radiant in-floor heating for ultimate comfort. The Chef's Kitchen is a true masterpiece adorned with exquisite cabinetry and dazzling granite countertops. Equipped with double wall ovens, a warming drawer, a commercial-sized fridge/freezer combo, a gas range, a deep fryer, and dual sinks and dishwashers, this kitchen is a chef's dream come true. Enjoy casual meals in the sunlit breakfast nook or hosting lavish gatherings in the stunning formal dining room. Relax by the fireplace in the inviting living room or retreat to the luxurious primary suite with its spa-like ensuite and expansive walk-in closet. The main floor also features two convenient half bathrooms, a well-appointed office, laundry room and mudroom leading to the triple attached heated garage. But the luxury doesn't end there, the loft offers an exquisite 15'35' OVERSIZED EXECUTIVE HOME OFFICE with separate entrance. The incredible lower level of this home is designed to exceed your every expectation and offers a world of leisure and indulgence right at your fingertips. State of the art GOLF SIMULATOR with a huge variety of courses to play, designated art studio, wine cellar off of the fully serviced bar, and a spacious GYMNASIUM (45'x30') with exceptionally high ceilings and exceptional sound system. Full spa area featuring SWIM SPA with swimmer's current, 2 change rooms with showers, plus steam room, toilet room and massage room. An inviting guest suite awaits above the recreation space perfect for multi-generational living. Outside, the beauty continues with landscaped gardens and a new deck perfect for relaxation. A gated driveway adds privacy, while the spacious outdoor area features a stone fireplace and BBQ, ideal for entertaining. And the highlight? Your very own PRIVATE BEACH on a swimmable lake and fire pit area by the lake, offering a tranquil retreat right at home. This is luxury living at its finest.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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











