

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

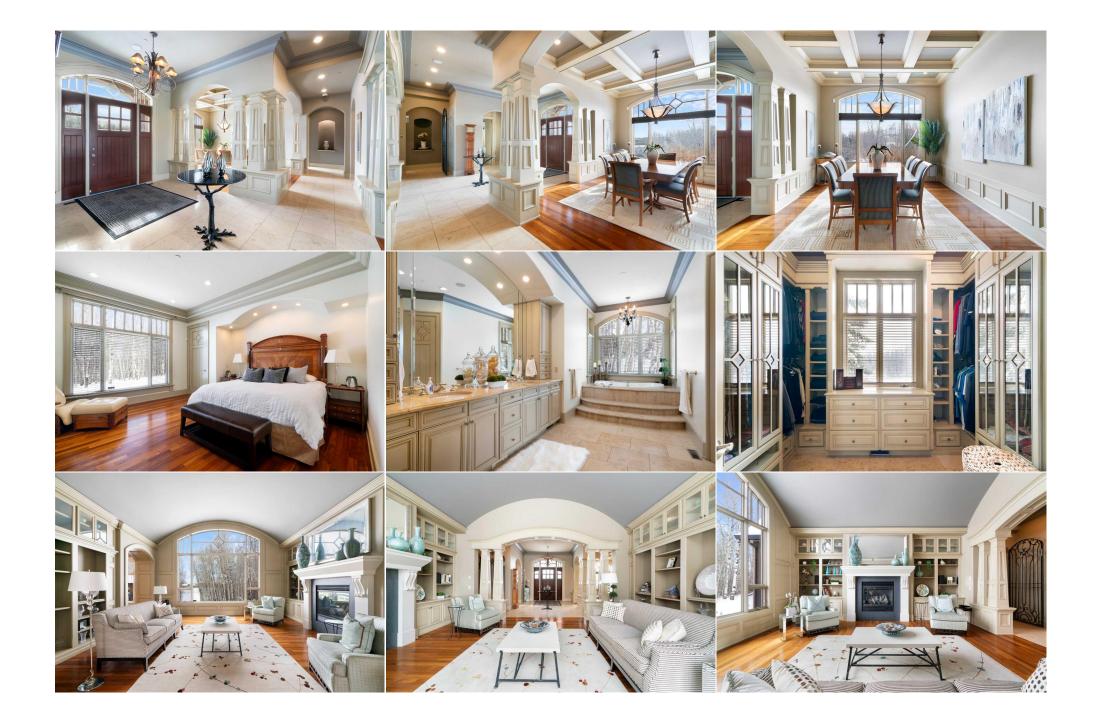
MLS®#:	A2121558	Area:	Bearspaw_Calg	Listing Date:	04/13/24	List Price: \$3,850,000
Status:	Active	County:	Rocky View County	Change:	None	Association: Fort McMurray

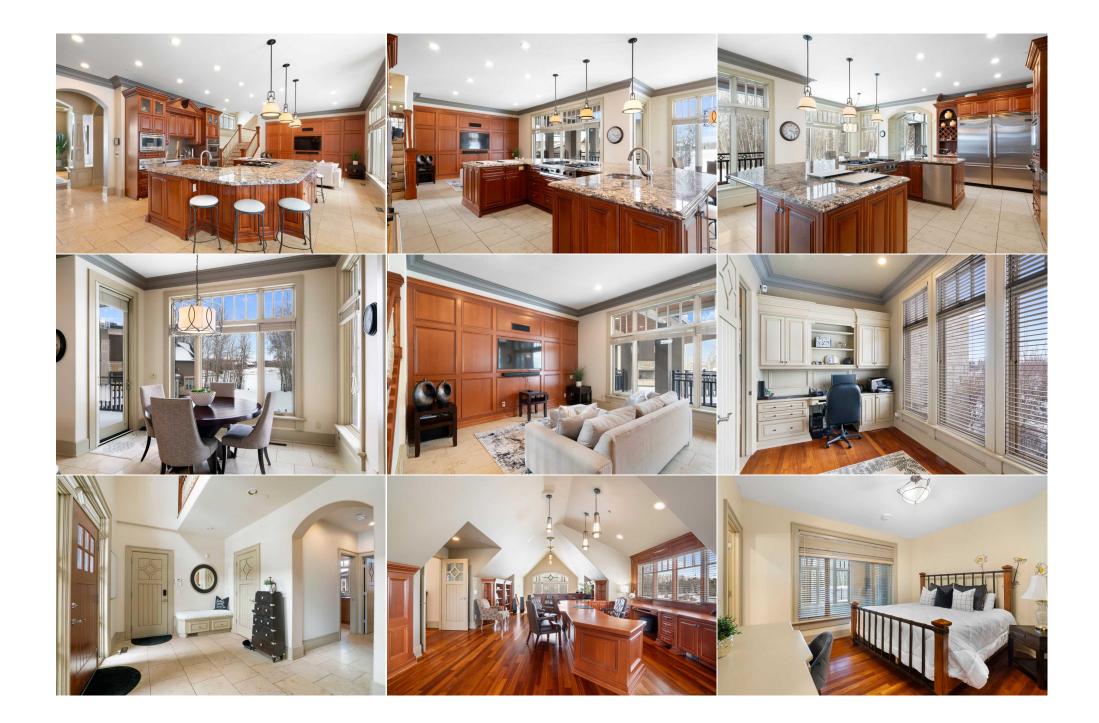
		General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	Residential Detached Rural Rocky View County 2001 92,782 sqft Irregular Lot,Lands Triple Garage Attac	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: caped,Private,Views	5,803 5,803	DOM 35 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	5 (2 3) 8.5 (7 3) 1 and Half Storey,Acreage with Residence 0 3
3722385			Utilities and Featur	es			
Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle In Floor,Forced Air,Natural Gas Septic Field,Septic Tank Balcony,Barbecue,Fire Pit		Flooring: Hardwo Water So Co-oper Fnd/Bsm	itucco,Wood Frame ood,Stone ource: rative			
Kitchen Appl: Int Feat: Utilities:	Dishwasher,Dryer,Garage Cont Bar,Beamed Ceilings,Bookcase Ceiling(s),Walk-In Closet(s)		en-Built-In, Refrigerato	r,Washer,Window C	-	ity,Kitchen Island,Pantr	y,Steam Room,Tray

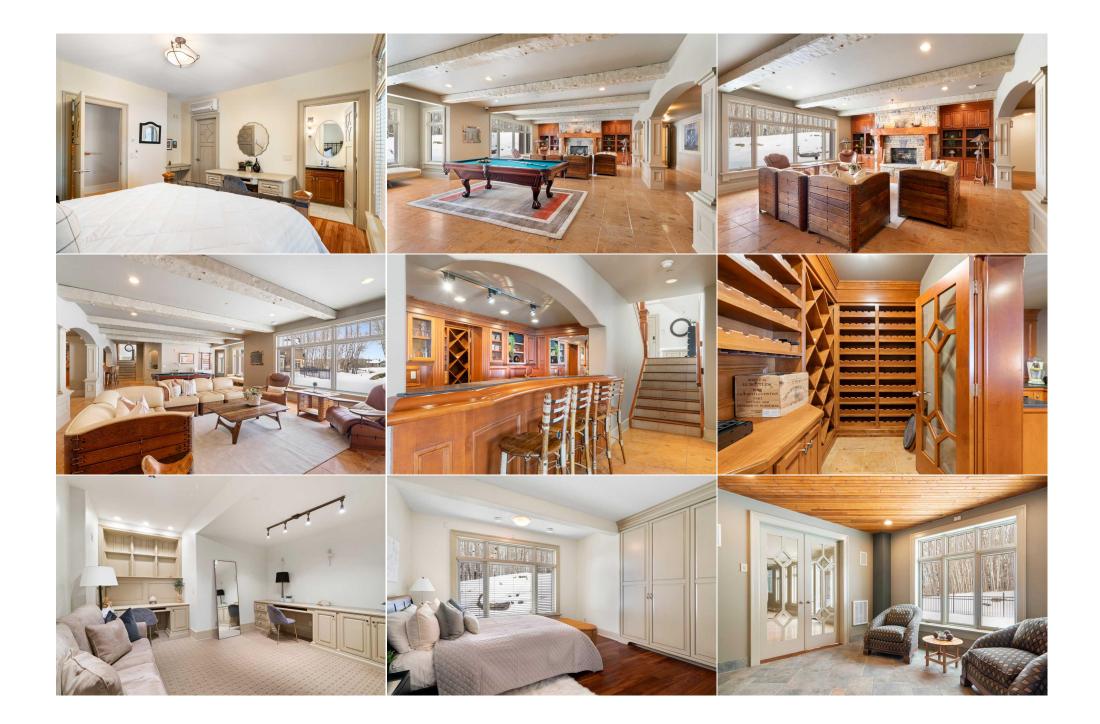
Room Information							
Room	Level	Dimensions	Room	Level	<u>Dimensions</u>		
Living Room	Main	21`0" x 26`0"	Dining Room	Main	8`11" x 10`9"		
Kitchen	Main	9`0" x 12`2"	Living Room	Main	12`5" x 14`11"		
Dining Room	Main	13`0" x 16`10"	Kitchen	Main	19`6" x 19`6"		
Breakfast Nook	Main	11`11" x 5`1"	Family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

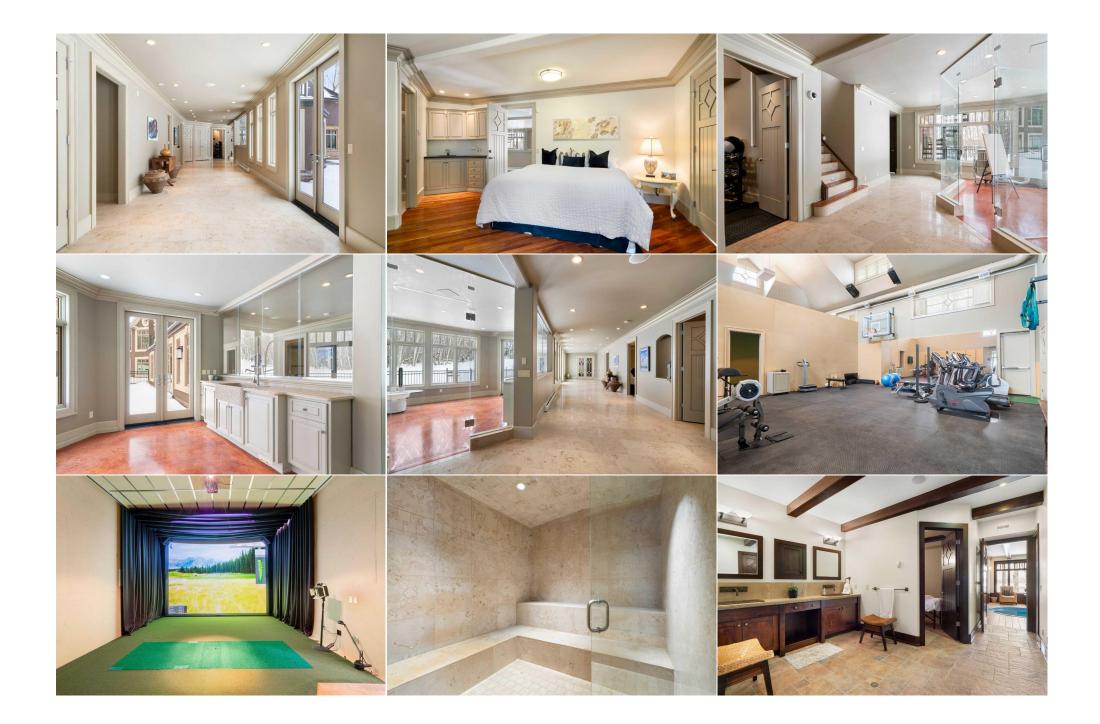
Pub Rmks:	Welcome to the epitome of luxury living at this stunning former showhome by McKinley Masters, nestled on 2.13 acres of meticulously landscaped grounds in the prestigious Church Ranches community. Boasting a private beachfront on a serene lake, this exquisite estate offers unparalleled amenities 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 SVIM SPA with swimmer's current, 2 change						
Legal Desc:	9910556		Remarks				
Title: Fee Simple	0010555	Zoning: R-1/R-CRD					
			Legal/Tax/Financial				
Furnace/Utility Room	Lower	20`4" x 23`0"	runace, othey Room	LOWEI	10 2 × 11 2		
5pc Bathroom	Lower	4 10 X 8 0 19`0" x 24`1"	Furnace/Utility Room	Lower	4 8 x 9 5 10`2" x 11`2"		
2pc Bathroom 3pc Ensuite bath	Lower Lower	6`4" x 5`7" 4`10" x 8`0"	3pc Bathroom 4pc Ensuite bath	Lower Lower	9`10" x 7`8" 4`8" x 9`3"		
Storage	Lower	17`11" x 10`10"	Other	Lower	15`2" x 7`0"		
Media Room	Lower	12`0" x 16`11"	Wine Cellar	Lower	12`2" x 5`9"		
Other	Lower	16`9" x 19`5"	Sunroom/Solarium	Lower	24`4" x 27`3"		
Game Room	Lower	46`1" x 24`4"	Game Room	Lower	28`4" x 15`5"		
Exercise Room	Lower	33`3" x 30`5"	Other	Lower	29`11" x 20`10"		
Den	Lower	13 3 × 14 4 14`10" x 13`10"	Den	Lower	9`2" x 7`10"		
3pc Bathroom Bedroom	Upper Lower	10 4 x 11 2 13`3" x 14`4"	Bedroom	Lower Lower	21`2" x 20`8" 14`11" x 13`5"		
Loft Dag Bathroom	Upper	20`8" x 37`8" 10`4" x 11`2"	Walk-In Closet Bedroom	Upper	4`11" x 11`2" 21`2" x 20`8"		
oyer	Main	10`11" x 11`8"	Entrance	Main	12`0" x 5`10"		
Mud Room	Main	15`1" x 9`2"	Laundry	Main	6`10" x 10`10"		
5pc Ensuite bath	Main	18`10" x 15`0"	Walk-In Closet	Main	10`11" x 9`0"		
2pc Bathroom	Main	5`4" x 5`0"	4pc Bathroom	Main	6`0" x 11`6"		

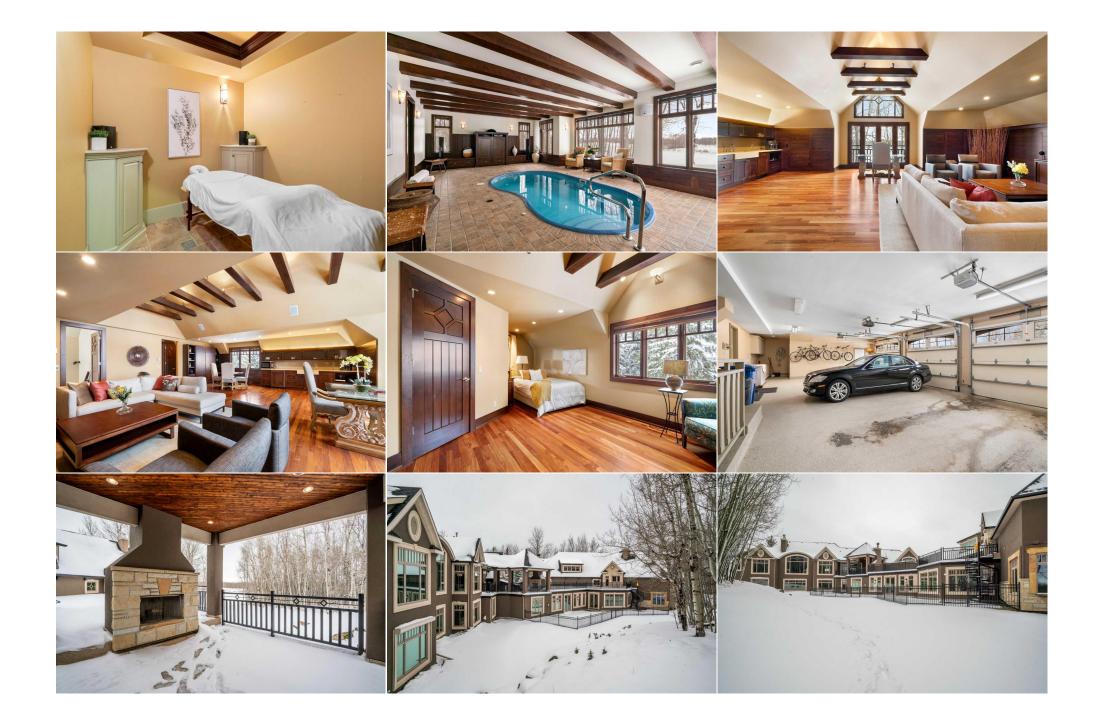
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













60 Church Ranches Blvd, Calgary, AB

