

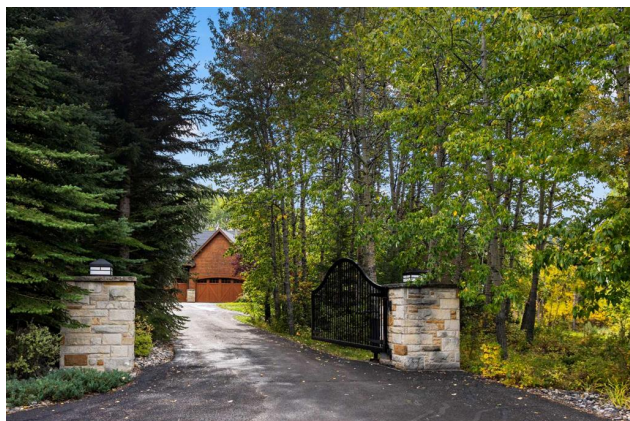


THE
A-TEAM

**RE/MAX
FIRST**

243 CHURCH RANCHES Way, Rural Rocky View County T3R 1B2

MLS® #: **A2131514** Area: **Bearspaw_Calg** Listing Date: **05/20/24** List Price: **\$3,250,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **167,706 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,019**
 Low Sqft:
 Ttl Sqft: **4,019**

DOM

36
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **12**
 Garage Sz: **6**

Access:
 Lot Feat: **Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Many Trees, Private, Secluded, Treed, Wooded**
 Park Feat: **Electric Gate, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Quad or More Detached, Triple Garage Attached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Balcony, BBQ gas line, Private Yard**

Construction: **Cedar, Stone, Stucco, Wood Frame**
 Flooring: **Hardwood, Tile**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Disposal, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Primary Downstairs, Storage, Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`1" x 13`3"
Living Room	Main	25`4" x 25`0"
Office	Main	14`4" x 11`4"
5pc Ensuite bath	Main	13`7" x 13`4"
Laundry	Main	9`4" x 7`6"
Foyer	Main	28`8" x 22`7"

Room	Level	Dimensions
Breakfast Nook	Main	14`4" x 13`5"
Dining Room	Main	16`9" x 12`9"
Bedroom - Primary	Main	18`4" x 17`3"
2pc Bathroom	Main	7`0" x 5`9"
Pantry	Main	9`4" x 4`10"
Entrance	Main	18`7" x 10`9"

Loft	Second	31`10" x 23`9"	Bedroom	Second	16`7" x 11`10"
Bedroom	Second	15`6" x 12`1"	4pc Ensuite bath	Second	8`2" x 4`11"
3pc Ensuite bath	Second	7`11" x 4`11"	Storage	Second	7`8" x 6`11"
Family Room	Lower	33`1" x 29`2"	Wine Cellar	Lower	8`10" x 8`8"
Exercise Room	Lower	20`2" x 14`1"	Game Room	Lower	20`0" x 18`8"
Bedroom	Lower	14`1" x 12`11"	3pc Ensuite bath	Lower	9`3" x 4`11"
Furnace/Utility Room	Lower	13`0" x 12`3"	Storage	Lower	30`0" x 23`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **0010537**

Remarks

Pub Rmks: **Experience unparalleled luxury in this mountain chalet-inspired two-story home, featuring four bedrooms, a fully finished basement, and over 6819 sq ft of impeccably developed space. Nestled in the prestigious and exclusive Church Ranches just west of Calgary, this home offers serene rural privacy while maintaining close proximity to Calgary's shops, amenities, and services. Upon arrival, the home's architectural grandeur and meticulous landscaping make an unforgettable impression. Situated on a sprawling 3.8-acre lot with a Southwest rear exposure, the property includes a private pond and park-like grounds, perfect for evening walks or afternoon gatherings. Once you step inside the grand front entrance the sight lines take you past the living room's vaulted ceilings, the stone wood burning fireplace and custom built in cabinetry to a view of the rear gardens. The first time you walk into the heart of the home where the kitchen, dining, and living rooms all intersect, you will want to own this moment and gift it to yourself. The Primary bedroom is conveniently located on the main floor just past the home office which boasts custom built in cabinetry and walks directly out the deck overlooking the private pond. The primary bedroom is cozy personified with a gas fireplace enhances the chalet feel of the home. The ensuite bath has all the features of a spa retreat with the large steam shower, gorgeous air jet soaker tub, dual vanities, and dual walk-in closets. Upstairs the loft overlooks the main floor living room below. The sellers have stated how valuable this space was while their children were younger for all their homework assignments. Both bedrooms upstairs have beautiful window seats, outstanding ensuites that include make up tables and ample walk-in closets. The lower-level design offers an additional bedroom with its own ensuite bathroom. The gym is move in ready with fantastic lighting, floor to ceiling mirrors and is large enough to accommodate all of your equipment . The family room includes all media components eagerly awaiting your family movie night while you cozy up beside the fireplace, after mixing a drink at the bar and preparing a treat for the family. The heated garage is designed with epoxy floors and a full dog wash bay. At the front of the property before you drive through the gate, you will drive by the separate four car garage/shop. The shop offers incredibly high ceilings allowing for car lifts for the auto enthusiast, additional storage, a two-piece bathroom, and a separate water co-op licence. The finishing's throughout the home compliment the architecture in richness and warm colour tones. You will quickly come to realize that there were no compromises in the design of this property which has been architecturally inspired and efficiently planned right down to the last detail. If you love the idea of living in a luxurious home that offers both privacy and convenience and one that is purposely designed, then this home may be your home.**

Inclusions: **Wall mounted TV in the Primary Bedroom, All media equipment in the basement, Security System.**
 Property Listed By: **RE/MAX Landan Real Estate**

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

