

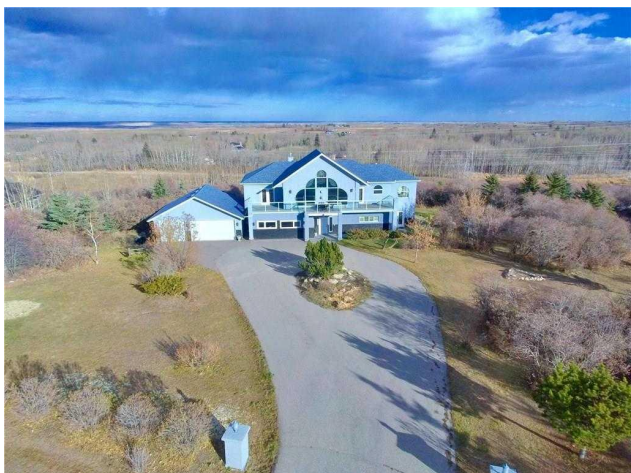


THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2142895**      Area: **Church Ranches**      Listing Date: **06/19/24**      List Price: **\$1,399,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Rocky View County**  
 City/Town: **Rocky View County**  
 Year Built: **1995**  
 Lot Information  
 Lot Sz Ar: **91,476 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **4,267**  
 Low Sqft:  
 Ttl Sqft: **4,267**

DOM

**10**  
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	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 13`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`7" x 12`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>19`1" x 13`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>27`4" x 29`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 13`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`5" x 7`6"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>11`2" x 9`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 13`1"</b>

<b>Furnace/Utility Room</b>	<b>Main</b>	<b>12`10" x 13`1"</b>	<b>Storage</b>	<b>Main</b>	<b>12`3" x 5`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>16`1" x 10`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`10" x 15`8"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>6`4" x 8`1"</b>	<b>2pc Bathroom</b>	<b>Upper</b>	<b>5`9" x 6`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 11`7"</b>	<b>Storage</b>	<b>Upper</b>	<b>17`5" x 3`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`9" x 15`2"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`1" x 13`8"</b>
<b>Family Room</b>	<b>Upper</b>	<b>21`9" x 24`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`10" x 14`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **9411421**

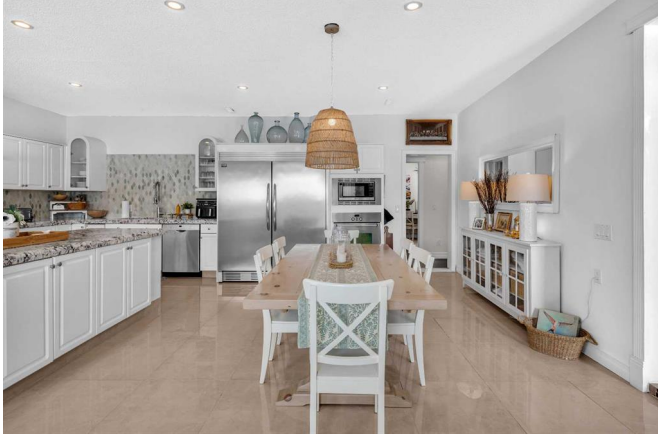
Zoning:  
**R-1**

Remarks

Pub Rmks: **Indulge in the extraordinary lifestyle offered by this captivating Church Ranches acreage. This stunning property offers a quick drive to amenities, including Bears paw Christian School, The Renart School, the Edge Athletic School, the mountains, and the city center. Enjoy the escape of acreage and lake life in Church Ranches while being 12 minutes from University of Calgary, 30 minutes to Calgary Downtown. It features multiple lakes for fishing, swimming, and canoeing, and easy access to city amenities like the YMCA, LRT, Stoney Trail, Crowchild, shopping, restaurants, golf, and cycling. Church Ranches boasts three private lakes stocked with trout for catch-and-release sport, docks, sand beaches, and storage areas for non-motorized watercraft, along with seventy acres of private common lands and extensive walking paths and trails. An exceptional property can be yours! 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.**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

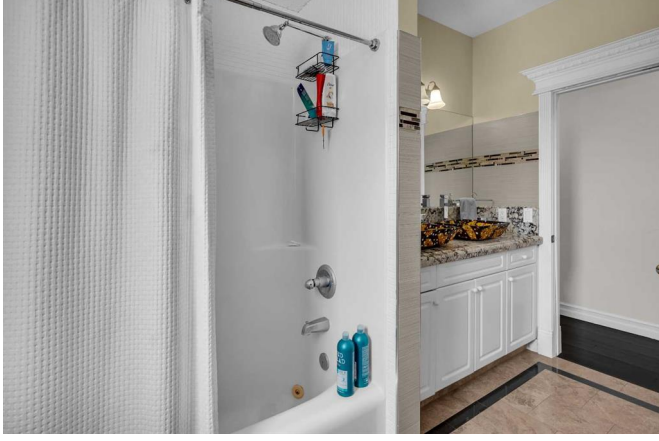
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







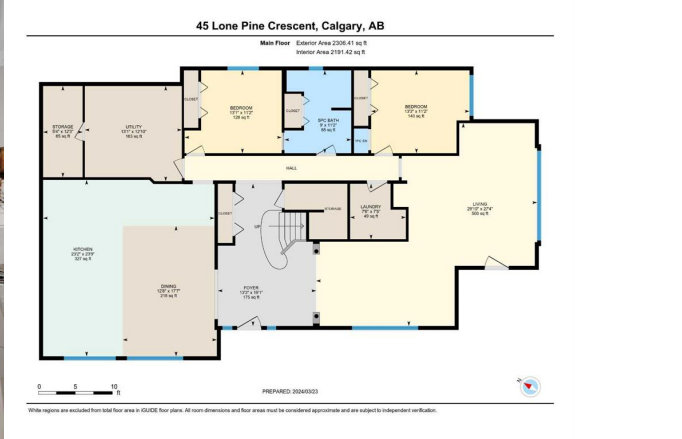














45 Lone Pine Crescent, Calgary, AB

Upper Floor Exterior Area 1981.25 sq ft  
Interior Area 1943.00 sq ft



PREPARED: 20240323  
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

