



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 CODY RANGE Way, Rural Rocky View County T3R 1A9**

MLS® #: **A2146288**

Area: **Bearspaw\_Calg**

Listing Date: **07/03/24**

List Price: **\$2,995,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$155k, 25-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

Year Built:

**1996**

Abv Sqft:

**3,887**

Low Sqft:

Ttl Sqft:

**3,887**

Lot Information

Lot Sz Ar:

**104,544 sqft**

Lot Shape:

DOM

**141**

Layout

Beds:

**4 (4 )**

Baths:

**4.5 (4 1)**

Style:

**2 Storey, Acreage  
with Residence**

Parking

Ttl Park:

**0**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Lake, Landscaped, Private, Views, Waterfront**

**Private Electric Vehicle Charging Station(s), Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **High Efficiency, Forced Air**

Sewer: **Septic Field, Septic Tank**

Ext Feat: **Balcony, Fire Pit**

Construction:

**Stone, Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Hardwood**

Water Source:

**Co-operative**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer**

Int Feat:

**Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

**2pc Bathroom**

**Main**

**7`5" x 3`1"**

**Dining Room**

**Main**

**11`10" x 13`10"**

**Kitchen**

**Main**

**17`5" x 18`4"**

**Living Room**

**Main**

**22`1" x 18`11"**

**Sunroom/Solarium**

**Main**

**10`6" x 15`6"**

**3pc Bathroom**

**Upper**

**7`7" x 7`8"**

**Bedroom**

**Upper**

**20`0" x 11`11"**

**Bedroom - Primary**

**Upper**

**20`1" x 24`2"**

**3pc Bathroom**

**Upper**

**10`4" x 9`7"**

Room

Level

Dimensions

**Breakfast Nook**

**Main**

**6`8" x 9`10"**

**Foyer**

**Main**

**6`3" x 7`11"**

**Laundry**

**Main**

**8`8" x 11`10"**

**Office**

**Main**

**14`2" x 11`9"**

**Furnace/Utility Room**

**Main**

**6`10" x 11`7"**

**5pc Ensuite bath**

**Upper**

**14`10" x 10`2"**

**Bedroom**

**Upper**

**19`8" x 11`10"**

**Walk-In Closet**

**Upper**

**7`1" x 8`5"**

**Bedroom**

**Upper**

**22`10" x 12`10"**

Kitchen  
4pc Bathroom  
Den  
Game Room  
Storage  
Furnace/Utility Room

Upper  
Basement  
Basement  
Basement  
Basement  
Basement

9`4" x 6`9"  
6`0" x 8`8"  
19`2" x 14`6"  
21`10" x 18`3"  
5`8" x 10`9"  
15`2" x 11`2"

Living Room  
Other  
Family Room  
Storage  
Storage

Upper  
Basement  
Basement  
Basement  
Basement

18`4" x 13`9"  
5`7" x 8`11"  
21`2" x 18`5"  
5`6" x 5`0"  
6`1" x 4`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9511789**

Zoning:  
**R-CRD**

Remarks

Pub Rmks: **TO BETTER UNDERSTAND CHURCH RANCHES AND THIS HOME, WATCH THE CINEMATIC TOUR! Never before hit the market! This stunning award winning 2 storey, waterfront property comes with its own private beach and dock and resides in the highly coveted community of Church Ranches! The lake is swimmable (swim out to Pirate Island) as the water quality and levels are managed by the HOA. This lake is also aerated, stocked with fish and a dream at Christmas time for the skating/hockey family. Only minutes from the city limits, this beautiful, nearly 4,000 sq ft west facing home is flooded with natural light and is nestled on 2.4 acres surrounded by forest and walking trails. It is rare to find a lake front home with mountain views but if you climb up to the WIDOW'S WALK, you get best of both worlds! The key features of the home include a professionally UPGRADED kitchen and RENOVATED primary ensuite. Starting with the kitchen, you immediately notice the vast two-tone design featuring walnut and maple cabinets, stone backsplash, granite island with an integrated butcher block, Sub-Zero panelled fridge, Wolf wall oven, 2 sinks and a custom panelled hood fan! The lake views from this kitchen are truly stunning. Moving up the open-to-below staircase are the 3 bedrooms with a massive primary and the RENOVATED ensuite. This part of the home was designed so that the primary and ensuite take up the ENTIRE west side of the second floor. Complete with a his and hers double closet on the way through to the RENOVATED 5 piece ensuite with soaker bathtub, double vanity and separate shower with more amazing views. Moving over to the guest area, a space perfect for multi-generational living, you find all the comforts of home featuring a kitchen with breakfast bar, huge bay window with porch access, large bedroom and 3 piece bathroom. The property is truly designed for outdoor living with its large wraparound deck, large stone backyard patio, private dock, private beach and firepit area. And don't forget to check out the properties wetland pond on the drive up as this space is perfect for bird watching enthusiasts. Other upgrades include Tesla car charger in the triple attached garage, removal of all poly-B and provision for hot tub by the lake. One of the best lots in all of Church Ranches, this home is a must see!**

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

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