



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 County**
Year Built: **1996**
Lot Information
Lot Sz Ar: **104,544 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,887**
Low Sqft:
Ttl Sqft: **3,887**

DOM

75
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: **Lake, Landscaped, Private, Views, Waterfront**
Park Feat: **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	Room	Level	Dimensions
2pc Bathroom	Main	7`5" x 3`1"	Breakfast Nook	Main	6`8" x 9`10"
Dining Room	Main	11`10" x 13`10"	Foyer	Main	6`3" x 7`11"
Kitchen	Main	17`5" x 18`4"	Laundry	Main	8`8" x 11`10"
Living Room	Main	22`1" x 18`11"	Office	Main	14`2" x 11`9"
Sunroom/Solarium	Main	10`6" x 15`6"	Furnace/Utility Room	Main	6`10" x 11`7"
3pc Bathroom	Upper	7`7" x 7`8"	5pc Ensuite bath	Upper	14`10" x 10`2"
Bedroom	Upper	20`0" x 11`11"	Bedroom	Upper	19`8" x 11`10"
Bedroom - Primary	Upper	20`1" x 24`2"	Walk-In Closet	Upper	7`1" x 8`5"
3pc Bathroom	Upper	10`4" x 9`7"	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:
Property Listed By:

N/A
Real Broker

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