



THE
A-TEAM

**RE/MAX
FIRST**

39 ALEXA Close, Rural Rocky View County T3R 1B9

MLS® #: **A2169587** Area: **Bearspaw_Calg** Listing Date: **10/02/24** List Price: **\$2,595,000**
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: **1997**

Lot Information

Lot Sz Ar: **91,476 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **3,073**
Low Sqft:
Ttl Sqft: **3,073**

DOM

49

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **9**
Garage Sz: **7**

No Neighbours Behind, Landscaped, Many Trees, Private Heated Garage, In Garage Electric Vehicle Charging Station(s), Quad or More Detached, RV Garage, Triple Garage Attached, Workshop in Garage

Utilities and Features

Roof: **Rubber**
Heating: **High Efficiency, In Floor, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Balcony, Dog Run, Fire Pit, Private Yard, Storage**

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

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**

Int Feat: **Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`11"	Breakfast Nook	Main	19`2" x 12`6"
Dining Room	Main	15`2" x 18`5"	Family Room	Main	15`10" x 21`2"
Foyer	Main	11`10" x 16`0"	Kitchen	Main	13`3" x 12`6"
Laundry	Main	17`5" x 6`11"	Living Room	Main	14`6" x 13`11"
Office	Main	10`5" x 12`10"	4pc Bathroom	Upper	4`10" x 9`0"
6pc Ensuite bath	Upper	24`6" x 10`8"	Bedroom	Upper	12`1" x 12`10"

Bedroom
Walk-In Closet
Other
Game Room
Furnace/Utility Room

Upper
Upper
Basement
Basement
Basement

11`8" x 13`9"
5`7" x 14`6"
12`3" x 12`8"
19`1" x 32`7"
21`11" x 11`7"

Bedroom - Primary
3pc Bathroom
Exercise Room
Media Room
Wine Cellar

Upper
Basement
Basement
Basement
Basement

15`0" x 14`9"
8`6" x 9`9"
15`9" x 10`11"
14`7" x 16`5"
7`5" x 11`11"

Legal/Tax/Financial

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

Zoning:
R-CRD

Remarks

Pub Rmks: ****SEE THE CINEMATIC VIDEO TOUR** Welcome to stunning Church Ranches! First time on the market, this high calibre and newly renovated show home was built by Sundance Homes and is located next to Alexa Lake on 2.10 acres. Located up on a hill, this exclusive and private home enjoys its own secluded pathway down to the Church Ranches trail system as well as Alexa Lake's stunning beach. One of Church Ranches best kept secrets, Alexa Lake is a swimmable and stocked lake that the residents get to enjoy all year round (yes, skating too)! The home itself offers approximately 5,000 sq ft of luxury living and contains recent upgrades including 67 solar panels (almost taking this home completely off grid), Tesla power wall (3 EV charging stations), 50 year rubber roof, Gemstone lighting, a full basement renovation, a new chef's kitchen with new appliances, central air conditioning, sunshine garage doors, smart home wiring, a new security system and even a soaker tub on the back deck for cold plunging or Shinrin-Yoku (forest bathing)! As you enter the home, you immediately notice a fusion of show home calibre finishes blended with recent contemporary updates. Focusing on textures and colours during the renovation, the home owner brought life, art and energy into the home. And being a southwest facing two storey walkout, you will notice how natural light floods into the home especially in the kitchen and family room areas. When standing in the renovated kitchen, you will be amazed how you can look out over the property and yet not see a single neighbour! Appliances in the kitchen include a Samsung stovetop with vent-a-hood over the island, Wolf double wall oven, double dishwasher, Bosch built-in microwave and coffee machine, Samsung fridge and freezer all surrounded by stunning Italian tile backsplash. The main floor is completed with an executive office, living room with a custom tiled wall fireplace, spacious laundry room and 2 piece bathroom. Upstairs you will find 3 large bedrooms including the primary with its impressive 6 piece ensuite and walk-in closet. The basement is exceptionally bright as it is a walkout and enjoys high ceilings and large windows. Renovated for entertaining, it has an expansive recreation room/gym, theatre room for 6, New York inspired wine bar with cellar. The full bathroom with steam shower completes the basement, perfect for after your home workout. The backyard is surrounded by mature trees for privacy and a built-in brick seating area perfect for enjoying the outdoors. The garage space of this property is significant as the triple attached heated garage features bright sunshine doors, a wash bay with floor drains, work benches and yes, 2 Tesla charging stations. The detached garage is spectacular and doubles as a Crossfit gym, space for additional parking, another EV charge station and a spot to store your supersized RV (commercial sized door). This home is truly a must see. Book your private tour now!**

Inclusions: **67 Solar Panels, Pool Table, 500 Gallon Gas Tank and Pump Beside Detached Garage, Theatre Room Chairs & Projector (new), Tesla Power Wall with Red Founder Series Red Cabinet, Firepit with L-Shaped Sofa, 5 TVs, Sonos Receiver, Gladiator Cabinet and Fridge in Garage, LG Fridge in Garage**

Property Listed By: **Real Broker**

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











