

36 CHURCH RANCHES Boulevard, Rural Rocky View County T3R 1C1

MLS® #: **A2187637** Area: **Church Ranches** Listing Date: **01/17/25** List Price: **\$1,728,800**
 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: **1996**
Lot Information
 Lot Sz Ar: **96,703 sqft**
 Lot Shape:

DOM

4
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **8**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Brush,Front Yard,Landscaped,Many Trees,Paved,Sloped Down**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Boiler,In Floor,Fireplace(s),Forced Air**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **BBQ gas line,Fire Pit,Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garburator,Instant Hot Water,Microwave,Window Coverings**
 Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 6`7"	4pc Bathroom	Main	4`11" x 8`11"
5pc Ensuite bath	Main	12`9" x 11`1"	Bedroom	Main	11`9" x 15`3"
Breakfast Nook	Main	8`1" x 11`5"	Dining Room	Main	13`1" x 13`11"
Foyer	Main	7`5" x 9`0"	Kitchen	Main	14`3" x 15`9"
Laundry	Main	7`6" x 13`5"	Living Room	Main	22`3" x 18`6"

Office	Main	12`5" x 14`0"	Bedroom - Primary	Main	21`1" x 15`7"
Walk-In Closet	Main	5`6" x 10`11"	4pc Bathroom	Lower	11`2" x 5`0"
Bedroom	Lower	17`11" x 11`5"	Bedroom	Lower	16`4" x 11`0"
Game Room	Lower	36`4" x 33`10"	Storage	Lower	11`6" x 12`3"
Other	Lower	10`11" x 18`10"	Walk-In Closet	Lower	9`10" x 11`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR-1**
 Legal Desc: **9511789**

Remarks

Pub Rmks: **Exclusive Church Ranches Luxury Estate with scenic privacy situated in one of the most desirable locations within the prestigious Church Ranches community, this stunning estate spans over 2.22 acres of professionally landscaped grounds. Surrounded by lush trees and serene rolling topography, the property offers unparalleled privacy and tranquility. Built by the acclaimed Maillot Homes, this expansive walkout bungalow features over 4,250 sq. ft. of living quarters with 4 bedrooms, 3.5 bathrooms and a den. An inviting interior as you step inside to be greeted by a grand great room, where soaring windows bathe the space in natural light and seamlessly connect indoor and outdoor living. The open-concept kitchen is a chef's dream, featuring updated granite countertops, modern electric appliances, and a design that blends functionality with elegance. The formal dining room and adjacent den provide versatile spaces for hosting guests or enjoying quiet moments of reflection. Throughout the home recently installed Brazilian cherry hardwood flooring adds warmth and sophistication, extending through the main level and staircase. The bathrooms on the main floor have been thoughtfully updated with granite countertops and new fixtures, while LED lighting throughout the home enhances both aesthetics and energy efficiency. The luxurious primary suite offers a peaceful retreat with sweeping forested views and a spa-inspired five-piece ensuite, complete with a glass shower enclosure and custom mirror. The lower level retreat is a fully developed walkout basement is a haven for entertaining and relaxation. It includes two generously sized bedrooms, a full bathroom, and an expansive family room that opens onto a beautifully landscaped patio. Comfort is prioritized with in-floor heating, while a surround sound speaker system elevates the entertainment experience. Adding to the home's functionality, two separate staircases provide convenient access to the lower level. The basement also features Crossley wool carpet and Double Argon glass windows in the living room for enhanced insulation. This meticulously maintained home has undergone significant upgrades to ensure modern comfort and reliability. A newly installed electric panel enhances efficiency and safety and a NEW Malarkey Vista Class 4 high-impact resistant shingles and a Leaf Guard system ensure durability and ease of maintenance. The PEX water piping system offers improved reliability, and recent updates to the water heater and furnace provide peace of mind. Your outdoor living area of the estate continues to impress with a spacious triple-car garage, ideal for car enthusiasts or hobbyists, and an RV parking pad with a full plug-in for convenience. The paved driveway has been recently resealed and leads to a recreational area with a basketball net, perfect for family fun. The community of Church Ranches provides residents with access to 70 acres of private parkland and three exclusive lakes for outdoor activities.**

Inclusions: **None**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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







