

# **\$2,650,000 - 112 Church Ranches Place, Rural Rocky View County**

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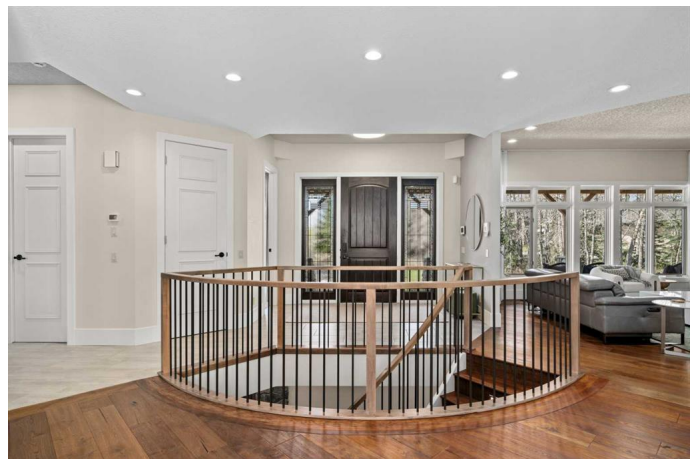
MLS® #A2218812

**\$2,650,000**

4 Bedroom, 5.00 Bathroom, 3,001 sqft  
Residential on 1.98 Acres

Church Ranches, Rural Rocky View County,  
Alberta

Fabulous Family Home on quiet cul-de-sac set back on the lot providing a serene setting, surrounded by trees making it a private oasis. This fully finished custom built Walkout Bungalow is wonderfully upgraded with a Dream Gourmet Kitchen loaded with outstanding features like twin double Sub zero fridge and freezer, 48" Wolf 6 range gas burner stove, two ovens, two sub zero beverage drawers, wine cooler, high end dishwasher and microwave, all stainless steel. Glorious granite counters and custom cabinetry with built ins. Super sunroom off kitchen and large breakfast nook featuring stamped concrete flooring and unique feature of glass garage door that opens up to allow more enjoyment in nicer weather. Two beautiful fireplaces, one in living room and one in nook. Gleaming oil finished wide plank Hardwood floors, terrific ceramic tiling and high ceilings up and down make every living space delightful. Front office/den. Huge master bedroom with walk-in closet and luxury 5pce ensuite. Two spacious bedrooms built over the garage, each with their own ensuite bathroom, upstairs laundry room, and big mudroom off back door. The beautiful basement boasts bar, bathroom, bedroom, heated floors, and plenty of room to workout or do other recreational activities. Other features of note are central air conditioning, steam shower,



underground sprinklers, 8 camera security system, RV parking with power, area for hot tub, two dog runs, custom window coverings, electric driveway gate, and firepit. Plus a separate self-contained Guest House with one bedroom, bathroom, laundry room, kitchen and double attached garage. Please view photos for the finishings of this second dwelling. the possibilities of use are endless. The utilities of this guest house are billed through the main house. Want garages? How about a double attached garage and a triple attached garage heated with built in cabinets, epoxy flooring and more! And a separate oversized utility garage to hold your acreage toys. This original owner property has enjoyed raising their daughters but now its time to let go. Their loss, your gain. Please Check out Supplements for Aerial Photos and details of HOA community activities, detailed room and garage sizes. With Guest house total living spaces of Over 5000sf of great living spaces. Guest Home is 768sf plus double attached garage. Call your favorite realtor to book a viewing.

Built in 2001

### **Essential Information**

MLS® #	A2218812
Price	\$2,650,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,001
Acres	1.98
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	112 Church Ranches Place
Subdivision	Church Ranches
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1B1

## Amenities

Amenities	Boating, Clubhouse, Park, Picnic Area, Playground, Recreation Facilities, Snow Removal
Parking	Double Garage Attached, Double Garage Detached, Heated Garage, Insulated, RV Access/Parking, See Remarks, Triple Garage Attached
# of Garages	8

## Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, See Remarks, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Dog Run, Fire Pit, Private Yard, Gas Grill
Lot Description	Cul-De-Sac, Dog Run Fenced In, Landscaped, Paved, Secluded, See Remarks, Treed, Triangular Lot, Underground Sprinklers, Wooded
Roof	Asphalt Shingle
Construction	Composite Siding, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
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Days on Market	2
Zoning	R-1
HOA Fees	1150
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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