\$1,728,800 - 36 Church Ranches Boulevard, Rural Rocky View County

MLS® #A2187637

\$1,728,800

4 Bedroom, 4.00 Bathroom, 2,452 sqft Residential on 2.22 Acres

Church Ranches, Rural Rocky View County, Alberta

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.

Built in 1996

Essential Information

MLS® # A2187637 Price \$1,728,800

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,452 Acres 2.22 Year Built 1996

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 36 Church Ranches Boulevard

Subdivision Church Ranches

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3R 1C1

Amenities

Parking Triple Garage Attached

of Garages 8

Interior

Interior Features 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

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Garburator, Microwave,

Window Coverings, Instant Hot Water

Heating Boiler, In Floor, Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Garden, Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Brush, Front Yard,

Landscaped, Many Trees, Paved, Sloped Down

Roof Asphalt

Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed January 17th, 2025

Days on Market 92

Zoning CR-1

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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