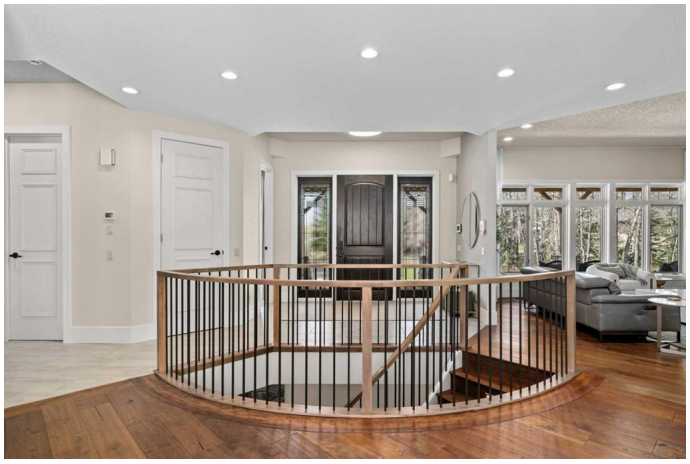
$2,590,000 - 112 Church Ranches Place, Rural Rocky View County

MLS® #A2218812

$2,590,000
4 Bedroom, 5.00 Bathroom, 3,001 sqft
Residential on 1.98 Acres



Church Ranches, Rural Rocky View County, Alberta

Fabulous upgraded fully finished walk out bungalow with detached self contained guest house that provides another bedroom, bathroom, kitchen, laundry and double attached garage for extended family, relatives, out of town visitors, nanny or care giver. Over 5000 sf of great living spaces. Total of five bedrooms, six bathrooms and parking for eight vehicles inside the garage spaces. This family home is located on quiet cul-de-sac set back on the lot providing a serene setting, surrounded by trees making it a private oasis. 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. 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. Guest Home is 768sf plus double attached garage. Call your favorite realtor to book a viewing.

Built in 2001

Essential Information

MLS® #	A2218812
Price	$2,590,000
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	Bungalow, Acreage with Residence
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	Park, Playground, Snow Removal, Boating, Clubhouse, Picnic Area, Recreation Facilities
Parking	Double Garage Attached, Double Garage Detached, Heated Garage, Insulated, See Remarks, RV Access/Parking, Triple Garage Attached
# of Garages	8

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, See Remarks, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range, Built-In Oven, 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	Private Yard, Dog Run, Fire Pit, Gas Grill
Lot Description	Cul-De-Sac, Landscaped, See Remarks, Dog Run Fenced In, Paved, Secluded, Treed, Triangular Lot, Underground Sprinklers, Wooded
Roof	Asphalt Shingle
Construction	Composite Siding, Other

Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Days on Market	33
Zoning	R-1
HOA Fees	1150
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First

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