

# \$1,699,000 - 45 Lone Pine Crescent, Rural Rocky View County

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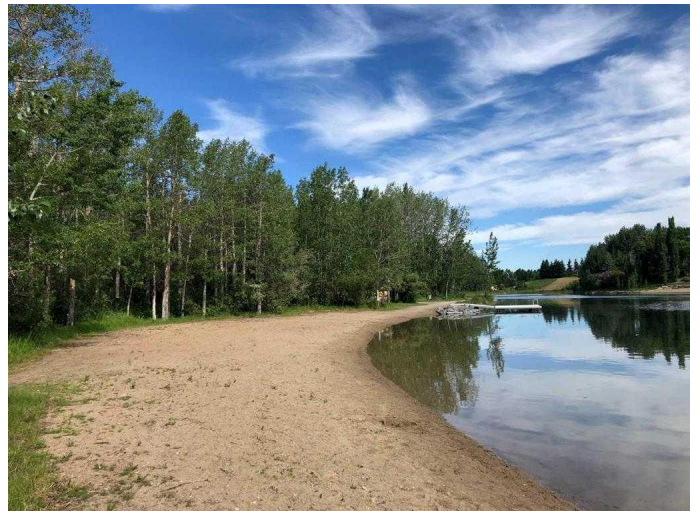
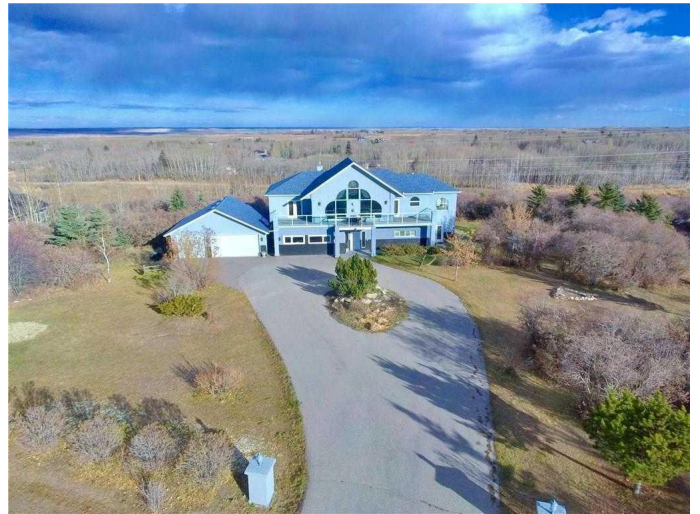
MLS® #A2214067

**\$1,699,000**

7 Bedroom, 4.00 Bathroom, 4,268 sqft  
Residential on 2.10 Acres

Church Ranches, Rural Rocky View County,  
Alberta

Indulge in the extraordinary lifestyle offered by this captivating Church Ranches acreage. This stunning property offers a quick drive to amenities, including Bearspaw Christian School, The Renart School, the Edge Athletic School, the mountains, and the city center. Enjoy the escape of acreage and lake life in Church Ranches while being 12 minutes from University of Calgary, 30 minutes to Calgary Downtown. It features multiple lakes for fishing, swimming, canoeing, golfing, swimming, ice skating, bbq and easy access to city amenities like the YMCA, LRT, Stoney Trail, Crowchild, shopping, restaurants, golf, and cycling. Church Ranches boasts three private lakes stocked with trout for catch-and-release sport, docks, sand beaches, and storage areas for non-motorized watercraft, along with seventy acres of private common lands and extensive walking paths and trails. An exceptional property can be yours! Spanning over 4,267 square feet across two stories, this residence exudes a regal charm with its total 7 bedrooms and a thoughtfully designed open floorplan that seamlessly integrates modern architecture with timeless elegance. Enjoy the best of both worlds with acreage living just 6 minutes drive from Rocky Ridge YMCA & Shopping, 10 minutes to Tuscany LRT Station, and 27 minutes to Calgary Downtown. Perfect blend



of convenience and tranquility. UPON ENTERING, you're greeted by the inviting main level adorned with high-quality hardwood and tile flooring that enhances the warm ambiance throughout. This level boasts 2 bedrooms, a luxurious 5-piece bathroom, a dining area, an impeccably upgraded modern kitchen equipped with top-of-the-line appliances, a spacious great room perfect for entertaining, as well as convenient amenities such as a laundry room, storage room, and utility room. ASCENDING TO THE UPPER LEVEL reveals a sanctuary of comfort with 5 additional bedrooms and 2.5 beautifully appointed washrooms, including a master bedroom complete with a lavish 5-piece ensuite. A central bonus room with a balcony adds a touch of allure to this already impressive abode, providing an ideal space for relaxation or gathering with loved ones. Beyond the confines of the home, the outdoor spaces beckon with their breathtaking vistas, offering panoramic views of the surrounding natural beauty that can be savored from the expansive balconies. The sprawling grounds provide ample room for outdoor activities and leisure, ensuring a sense of tranquility and serenity. Further enhancing the allure of this property is a triple car detached garage, providing secure storage and easy access for your vehicles. This exceptional Bearspaw acreage epitomizes luxury, privacy, and functionality, offering a harmonious blend of sophisticated living and natural splendor. Experience the epitome of luxury living with its commanding architecture, modern open floorplan, and breathtaking surroundings. Vendor Takeback/Financing option is available.

Built in 1995

## **Essential Information**

MLS® #	A2214067
Price	\$1,699,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,268
Acres	2.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	45 Lone Pine Crescent
Subdivision	Church Ranches
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1B9

### Amenities

Parking Spaces	10
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Crown Molding
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Built-In Refrigerator, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone, Three-Sided, Loft
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage, Fire Pit, Garden, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Private, Treed, Gentle Sloping, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	None

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	60
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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