



GRASSROOTS
REALTY GROUP

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303 Church Ranches Rise Rural Rocky View County, Alberta

MLS # A2224410



\$2,949,000

Division:	Church Ranches		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,607 sq.ft.	Age:	2003 (22 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Insulated, Quad or More Attached		
Lot Size:	2.09 Acres		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Many Trees, Native Pla		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Sauna, Vaulted Ceiling(s)		
Inclusions:	Hot tub, Pergola		

Nestled among the picturesque rolling hills and tree-lined bluffs of Bears Paw, just a short drive from Calgary, this exquisitely crafted estate home is a true masterpiece. Meticulously designed and constructed by the award-winning builder McKinley Masters, this rare 7-bedroom bungalow embodies the elegance and style worthy of any architectural magazine. Situated in the prestigious Church Ranches community, this extraordinary home boasts over 7,000 sq. ft. of thoughtfully designed living space, perfectly positioned on a sunny 2.09-acre lot surrounded by natural beauty. As you enter, the impressive scale of the home becomes immediately apparent as you look down into the grand great room. A stunning floor-to-ceiling wood-burning fireplace, framed by a beautiful sandstone surround, commands attention. A dramatic wall of windows captures views of the living areas below, while the open-concept design features grand vaulted ceilings adorned with intricate treatments. The inspiring kitchen is a culinary delight, equipped with a walk-up island with seating, quartz countertops, ceiling-height site-finished cabinetry, and high-end appliances from Sub-Zero, Wolf, and Miele, along with a convenient walk-through pantry. Adjacent spaces include a cozy great room with a gas fireplace and a formal dining area that opens to an upper covered deck, ideal for morning coffee or summer barbecues. The primary suite serves as a true retreat, boasting expansive windows that overlook the beautifully manicured yard. A custom walk-in closet provides ample storage, and the spa-like five-piece ensuite features a soaking tub, grand shower, and dual vanities. Three additional bedrooms, each with built-in desks and shelving, share a well-appointed 4-piece bathroom. Other main-level highlights include a powder room, a grand foyer, and a large mudroom with laundry

facilities. Descending the grand double-sided staircase to the walkout lower level, you will find heated floors, custom built-in cabinetry, a spacious family room, and a wet bar adjacent to a dedicated wine room. This level also includes two well-appointed offices, a gym, an additional bedroom with a four-piece ensuite, a three-piece bathroom, a craft room, a sauna, and a separate living room. Above the garage, private quarters offer two bedrooms, a full kitchen, a 4-piece bathroom, a spacious deck, and a separate entrance, making it perfect for guest accommodations. The meticulously landscaped sunny south yard is a true sanctuary, featuring a cedar pergola with a hot tub, large stone retaining walls, and a generous patio. This estate is complete with an oversized four-car heated attached garage. Additional features include a pet stop fence, heated tile in the kitchen and living room (hydronic heat), a full fire suppression system, and underground sprinklers. Church Ranches itself is a wonderful community, offering three lakes and numerous walking trails. Click the 3D virtual tour for over 100 additional photos!