



**GRASSROOTS**  
REALTY GROUP

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**39 lone pine Crescent  
Rural Rocky View County, Alberta**

**MLS # A2253544**



**\$1,385,000**

<b>Division:</b>	Church Ranches		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,431 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.13 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Garden		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	r-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Great location acreage, close to all living facilities, Rocky ridge YMCA, COSTCO, WALMART, HOME DEPOT, PRIVATE SCHOOLS, ETC. !!!!!!!!!!!!!!! the elegant, comfort & tranquility of slow-paced country living, plus all community amenities & vitality of downtown Calgary &ndash; you truly can have it all in Church Ranches, an acreage community situated just 30 minutes northwest of the Calgary downtown core with lakes. This home rests on 2.13 acres of sun drenched, treed countryside, boasting stunning eastward views from both the partially covered back deck & the master bedroom. One step inside & the allure of this home swells, greeting you from the main entryway with vaulted ceilings, gleaming hardwood floors & a focal point staircase curling upwards to the 2nd floor. Towards the rear of the house, the family room, kitchen, & dining nook take full advantage of sprawling eastward facing windows. The upper floor accommodates two large bedrooms in addition to a massive master with a large 5-piece ensuite, finished with double sinks, soaker tub & separate shower. The cherry on top is a bright walkout basement with 9&rsquo; ceilings, rec room, 4th bedroom, den, full bathroom & storage. Drive west from 144 Avenue, to township road 260, turn left to range road 25, you are at your home. call your favorite realtor to take a look of your future home!!!!!!!!!!