



GRASSROOTS
REALTY GROUP

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**45 Lone Pine Crescent
Rural Rocky View County, Alberta**

MLS # A2272407



\$1,299,900

Division:	Church Ranches		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,268 sq.ft.	Age:	1995 (30 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	2.10 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle S		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	31-25-2-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	None	Utilities:	-
Features:	Built-in Features, Closet Organizers, Crown Molding, Granite Counters		

Inclusions: N/A

Discover an extraordinary lifestyle in the highly sought-after Church Ranches community with this captivating Bearspaw acreage. Perfectly positioned for convenience, you're just minutes from top-tier schools—Bearspaw Christian School, Renert School, and The Edge School—as well as quick access to the mountains, city amenities, and downtown Calgary. Enjoy the best of both worlds: the serenity of acreage and lake life paired with unbeatable proximity—12 minutes to the University of Calgary, 30 minutes to downtown, and just moments from the YMCA, LRT, Stoney Trail, Crowchild Trail, shopping, restaurants, golf courses, and cycling routes. Church Ranches offers a private recreational paradise with three exclusive lakes stocked with trout for catch-and-release, sand beaches, docks, areas to store your non-motorized watercraft, and 70 acres of pristine shared land featuring scenic walking paths and nature trails. Swim, canoe, fish, skate, or simply unwind—your year-round outdoor playground awaits. This exceptional residence spans over 4,267 sq. ft. across two levels, showcasing 7 bedrooms and an elegant open floorplan that blends modern design with timeless character. The home is perfectly situated to deliver both convenience and tranquility, just 6 minutes to Rocky Ridge YMCA & shopping, 10 minutes to the Tuscany LRT, and 27 minutes to downtown Calgary. Step inside to a welcoming main level featuring rich hardwood and tile flooring, 2 spacious bedrooms, a luxurious 5-piece bathroom, a bright dining area, and an upgraded modern kitchen outfitted with premium appliances. A large great room provides the perfect setting for gatherings, while the laundry room, storage room, and utility room add everyday convenience. The upper level is a haven of comfort with 5 additional bedrooms and 2.5 bathrooms,

including a serene primary suite with a spa-inspired 5-piece ensuite. A central bonus room with a private balcony offers an ideal retreat for relaxation or family time. Outdoors, the expansive balconies and panoramic views highlight the natural beauty surrounding the home. The sprawling grounds offer ample space for recreation, play, and peaceful moments in nature. A triple detached garage completes the property with secure parking and generous storage. This remarkable Bearspaw acreage is the perfect blend of luxury, privacy, and functionality, offering a lifestyle defined by natural beauty and refined living. Vendor Take-Back / Financing Available. 3D Virtual Tour available on the listing.