



**96 Granite Ridge**  
**Rural Rocky View County, Alberta**

**MLS # A2139363**



**\$1,888,000**

<b>Division:</b>	Stonepine		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	2,427 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Lawn, Garden, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Radiant	<b>Water:</b>	See Remarks
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 1,630
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	1-24-3-W5
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s), Wired for Sound

**Inclusions:** Lower Level Attached Television and Electronics Connected to Sound System, All Attached Light Fixtures and Matching Wall Sconces, All Bathroom Framed Mirrors, Extra Full Fridge and Freezer in Mud Room.

**SPECIAL CLAUSE IN EFFECT (48 HR).** Welcome to 96 Granite Ridge. Set atop the highest point of the entire gated community of Stonepine is the most beautifully appointed estate home. Original Owners. Architecture by McDowell and Associates. Built by Granville Homes. Interior Design by Glen Oliphant and Paul Lavoie. Located at the end of a quiet cul-de-sac, this elegant home has every upgrade imaginable. From the impeccable interior design to the perfectly manicured garden beds, this home is sure to impress the most discerning buyers. Features include almost 4500 square feet of developed space, quarter sawn oak flooring, a modern design DENCA kitchen, an expansive &quot;wall of windows&quot; across the entire living room area, an expanded West deck, a Swiss-styled primary ensuite, an elegant dining room, a main floor office, a gigantic mudroom, a lower level recreation area, and two lower level bedrooms, each with their own ensuites. This home truly has &quot;the best of the best&quot; from the quality of craftsmanship to location to impeccable style. Note: All Offers will be presented on Thursday June 20th at 12pm.