



**51 Cheyanne Meadows Way
Rural Rocky View County, Alberta**

MLS # A2203000



\$2,398,000

Division:	Church Ranches		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,986 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	1.99 Acres		
Lot Feat:	Backs on to Park/Green Space, Brush, Conservation, Environmental Reserve		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	CR-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Primary Downstairs, Storage, Walk-In Closet(s)

Inclusions: Hot Tub, Treadmill, Weight rack, Free weights, Sectional in 3 season room.

An Unparalleled Estate in Coveted Church Ranches, Nestled on one of the finest lots in Church Ranches, this custom-built walkout bungalow sits on a private, meticulously landscaped 2-acre oasis, surrounded by serene natural green space and tranquil water views. Offering over 5,700 sq.ft. of exquisitely finished living quarters, this home was masterfully crafted by a prominent Calgary builder and showcases an uncompromising level of craftsmanship, elegance, and functionality. Every detail has been carefully considered, resulting in a residence that effortlessly blends luxury with everyday comfort. Designed with both entertaining and refined living in mind, the spacious main floor unfolds with an inviting great room that exudes warmth and sophistication. The show-stopping chef's kitchen is a culinary masterpiece, complete with a tucked-away scullery kitchen that keeps preparation discreet while allowing seamless entertaining. Richly appointed with premium appliances, a custom copper hood fan, a Wolf gas range with double ovens, a pot filler, and an expansive butcher block, this space caters to even the most discerning chefs. Additional features include a full-size fridge, freezer, Sub-Zero wine tower, and fridge drawers, while two dishwashers and two garburators make clean-up effortless. The adjacent formal dining area provides an elegant setting for hosting, while the sun-drenched 3-season sunroom, highlighted by a custom Forno oven, extends the entertainment space and invites year-round enjoyment. The main floor also features a sophisticated home office, perfectly situated for privacy, and a beautifully designed primary retreat that offers a serene escape. This luxurious sanctuary includes a spa-like ensuite with an air-jet tub, steam shower, heated towel bar, and a Kohler Robern lifestyle cabinet, providing an

indulgent space to unwind. Completing the main level is a chilled wine room, ideal for showcasing your collection, along with a well-appointed laundry and mudroom that offers ample storage and practicality. The fully developed walkout lower level is a haven for relaxation and entertainment. Three generously sized bedrooms, two with private ensembles and walk-in closets, offer comfort and privacy for family and guests. A third full bathroom serves the additional living spaces, which include an expansive games area, a fully equipped wet bar with a third dishwasher, and a dedicated media room that transforms movie nights into a cinematic experience. For car enthusiasts or those needing ample storage, the massive 1,900 sq.ft. heated garage is nothing short of exceptional. It features four oversized doors, including an 18-foot-wide double door and two 9 ft wide single doors, all 8 ft high. A built-in storage section with shelving ensures everything has its place, while a dedicated stairway provides direct access to the lower level, adding an extra layer of convenience. Exquisite craftsmanship is evident throughout the home, with timeless details. A MUST See!!