

243 Church Ranches Way  
Rural Rocky View County, Alberta

MLS # A2186133



## \$2,750,000

<b>Division:</b>	Church Ranches		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,017 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Electric Gate, Garage Door Opener, Garage Faces Front, Heated Garage, Ov		
<b>Lot Size:</b>	3.85 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Many Trees,		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Primary Downstairs, Storage, Wet Bar		

**Inclusions:** Wall mounted TV in the Primary Bedroom, All media equipment in the basement, Security System.

Rare and Elegant Mountain Chalet-Inspired Estate home situated in the highly coveted & exclusive Church Ranches community just west of Calgary. This exceptional two-story residence offers over 6,775 sq ft of meticulously designed total living space. Featuring four spacious bedrooms, a fully finished basement, & a host of sophisticated amenities, this home exemplifies unparalleled luxury & refined craftsmanship. Set on a private, 3.8-acre lot with breathtaking southwest-facing views, the property is enveloped by lush, park-like grounds, complete with a tranquil pond—an idyllic setting for quiet reflection, evening walks, or memorable gatherings. The home's architectural splendor is evident from the moment you arrive, with stunning landscaping & a grand front entrance that make an unforgettable first impression. Step inside to discover an expansive and open floor plan, where every detail has been thoughtfully considered. Soaring vaulted ceilings & a striking stone wood-burning fireplace anchor the living room, while custom-built cabinetry adds a touch of elegance throughout the home. The seamless flow between the kitchen, dining, & living spaces creates a harmonious atmosphere that is both inviting and functional, making it the perfect space for family gatherings or entertaining guests. The main floor also features a luxurious primary suite, offering a serene retreat with its own gas fireplace. The spa-inspired ensuite is the epitome of relaxation, with a large steam shower, air-jet soaker tub, dual vanities & dual walk-in closets. Adjacent to the primary suite, a dedicated home office with custom cabinetry & views of the surrounding landscape enhances productivity. Upstairs, the open loft area provides a sweeping view of the living room below. The two generously sized bedrooms each feature window seats, well-appointed ensuites with

makeup tables & expansive walk-in closets—making them as functional as they are elegant. The lower level of the home offers a fully finished space designed for relaxation & recreation. An additional bedroom with its own ensuite provides privacy for guests or family members, while the gym is ready for your workout routine, with floor-to-ceiling mirrors & ample space for all your equipment. The family room, complete with a fireplace & bar area, provides the perfect setting for cozy family movie nights. For the auto enthusiast, the property includes a separate four-car garage/shop with exceptionally high ceilings, allowing for car lifts & additional storage. The shop also features a two-piece bathroom & a separate water co-op license for added convenience. Every inch of this extraordinary home has been designed with the utmost attention to detail, blending architectural beauty with functionality & warmth. From the custom finishes & high-end materials to the efficient layout, this residence is a testament to thoughtful design and impeccable craftsmanship.