



GRASSROOTS

REALTY GROUP

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160 Stonepine Drive
Rural Rocky View County, Alberta

MLS # A2319221



\$1,950,000

Division:	Stonepine		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	3,049 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Garage Faces Front, Heated Garage, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Shake	Condo Fee:	\$ 1,607
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	Pool Table, TVs(5), Safe (in garage), Fridge (in garage), Steam shower(ensuite shower)		

Beyond the gates of Stonepine lies one of the community's most exclusive residential enclaves—a private 65-acre sanctuary where luxury, nature, and effortless living converge. With only 72 residences, direct access to the Glencoe Golf & Country Club, and beautifully landscaped grounds featuring ponds, waterfalls, and winding walking paths, Stonepine has long been the address of choice for discerning buyers seeking privacy, security, and a true lock-and-leave lifestyle. Positioned at the quiet end of the community, well removed from Highway 8 and backing onto a mature forest of evergreens and aspens, this villa-coach home offers exceptional privacy and more than 5,000 sq. ft. of beautifully developed living space, along with an oversized triple tandem garage. A natural-stone courtyard and elegant entry set the tone for interiors defined by custom quality, ten-foot ceilings, extensive millwork, and site-finished birch hardwood. The great room captures treed views and features a gas fireplace and a dramatic full-height wall of built-ins. The chef's kitchen includes abundant custom cabinetry, premium Sub-Zero, Dacor, and Miele appliances, and a generous island, opening to a window-wrapped dining nook, large covered deck, and expansive private yard. A formal dining room with custom built-ins and a picture window provides an ideal setting for entertaining. The main-floor primary suite offers peaceful treed views, high ceilings, a bright walk-in closet, and a luxurious ensuite with steam shower, soaking tub, and double vanities. A sunny south-facing office with extensive built-ins, a discreet powder room, and a spacious laundry/mud room complete the level. The upper loft is a spectacular multi-purpose space with thirteen-foot vaulted ceilings, a full bathroom, fireplace, extensive custom built-ins, and a full-width upper deck rebuilt to capture serene forest

views—creating a true treetop retreat. The lower level adds nine-foot ceilings, three generous bedrooms, two full baths, a wet bar, games area, welcoming family room with a gas fireplace, and a custom wine cellar. Additional features include central air conditioning, in-floor heating on the lower level and garage, epoxy garage flooring, and extensive custom storage. The bareland condominium provides comprehensive exterior maintenance, including landscaping, lawn care, snow removal, driveway sealing, window washing, trash and recycling, and ongoing groundskeeping. The association's forward-thinking stewardship is evident in its planned roof replacement over the next two years—a clear reflection of Stonepine's commitment to long-term excellence. A beautifully appointed home in a community celebrated for enduring quality.