



GRASSROOTS
REALTY GROUP

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172 Stonepine Drive
Rural Rocky View County, Alberta

MLS # A2335194



\$1,795,000

Division:	Stonepine		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,704 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behin		

Heating:	Boiler, Fireplace(s), Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Sewer
Roof:	Cedar Shake	Condo Fee:	\$ 1,607
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC51
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Bar: fridge, dishwasher, microwave, wine room cooling unit (as-is), 3 bar stools Kitchen: dishwasher, wall oven, microwave, refrigerator, electric cooktop, garburator, pantry fridge. Pool table and wall mounted pool table accessory rack. All window coverings, central vacuum and accessories, all TV's, TV stand in gym, wall mounted mirrors, garage openers and remotes, garage shelving, garage fridge/freezer, water softener, shelving in storage room, treadmill, exercise bike

Few addresses in Calgary command attention the way this one does. Set on a quiet cul-de-sac in the coveted gated community of Stonepine, this is a residence for the discerning buyer, built by Granville Homes and backing west onto forest and the Glencoe Golf Course. A private courtyard leads to a full-faced natural stone entry, setting the tone for what's inside - generous proportions, 10 foot ceilings, and the kind of exceptional millwork and craftsmanship that is rarely seen anymore. The main level unfolds with impressive scale - a great room anchored by a focal gas fireplace and framed by forest views, a formal dining room built for family dinners or entertaining, a chef's kitchen outfitted with a Sub-Zero fridge and Thermador appliances, with an additional walk-in pantry discreetly positioned near the garage entry. A panelled oak office, fitted with custom built-ins, offers a quiet place to work, worlds away from the rest of the home. The primary suite occupies its own wing - an expansive bedroom and decadent ensuite with dual sinks, soaking tub, private water closet, his and hers closets, and an oversized make-up vanity. Downstairs, the walk-out level was made for living - a wine cellar with tasting nook faced in reclaimed brick, a full wet bar panelled floor to ceiling in rich oak, a billiards area, a family room with an inviting brick fireplace, two additional bedrooms, and a fitness room, all steps from a walk-out patio backing directly onto forest above the Glencoe. Here, ownership means true lock and leave ease. Condo fees cover full landscaping, snow removal, and the upkeep that lets you simply live. This is a home that has quietly commanded its place in Stonepine for over two decades — and now waits for someone ready to write its next chapter.

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