



GRASSROOTS
REALTY GROUP

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39 Alexa Close
Rural Rocky View County, Alberta

MLS # A2342565



\$2,395,000

Division:	Church Ranches		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,118 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Electric Gate, Heated Garage, In Garage Electric Vehicle Charging		
Lot Size:	2.10 Acres		
Lot Feat:	Desert Front, Dog Run Fenced In, Gazebo, Lake, Landscaped, Lawn, Many T		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Rubber

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Dry Bar, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Water: Co-operative

Sewer: Septic System, Septic Tank

Condo Fee: -

LLD: -

Zoning: R-CRD

Utilities: -

Inclusions: 67 Solar Panels, Pool Table, Theatre Room Chairs & Projector, Tesla Power Wall with Red Founder Series Red Cabinet, L-Shaped Outdoor Sofa, Family Room TV, Basement TV, Sonos Receiver and Media Equipment Currently in Cabinet Behind Theatre Room.

BE SURE TO WATCH THE CINEMATIC VIDEO TOUR! There are properties that offer space, and then there are properties offering a true sense of escape. Privately positioned on 2.10 beautifully treed acres in prestigious Church Ranches, 39 Alexa is an exceptional Bears paw estate offering over 5,000 sq. ft. of developed living space, a coveted southwest-facing backyard, gated entrance, remarkable privacy and access to the community's private lakes and pathways. Set behind a canopy of mature trees, the property immediately feels removed from the city, yet remains just minutes from Calgary. The expansive grounds capture beautiful afternoon and evening sun while creating a wonderfully private backdrop for outdoor living, entertaining and quiet evenings surrounded by nature. Inside, the home has been thoughtfully enhanced, including an upper level that has been nearly completely renovated with fresh paint, new carpeting and new windows in the Primary Bedroom. The Primary retreat has been transformed with a completely redesigned ensuite and an impressive walk-in closet and dressing room, creating a true sanctuary within the home. Two more bedrooms share space with an additional four-piece bath as well. The main level features a beautifully appointed kitchen with a countertop stove, double wall oven, double dishwasher, Bosch built-in microwave and coffee machine, and Samsung family-hub fridge & freezer, all accented by an Italian tile backsplash. The main floor is completed with an executive office, living room with custom tiled wall fireplace, spacious laundry room and sunken family room with 2-way, wood burning fireplace. The fully finished, walkout, lower level expands the home's versatility even further, with heated floors, a bathroom with steam shower, custom wine cellar, separate theatre room and bar area and the ability to

create a fourth bedroom - ideal for guests, older children or extended family. For the acreage buyer who values exceptional garage and hobby space, this property delivers in a way few can. The triple attached garage features floor drains and built-in heaters, and updated garage doors, while the impressive separate shop provides substantial additional space for vehicles, recreational equipment and RV storage, with room to accommodate a future vehicle lift and endless possibilities for the collector, enthusiast or hobbyist. For the energy conscious owner, this home can be taken nearly completely off grid, fitted with 67 solar panels, a Tesla power wall, 2 EV charging stations, built-in Gemstone lighting, full central air conditioning and smart home wiring. Additional long-term value comes from the home's durable 40-year rubber roofing, while the established landscaping and mature trees provide the privacy and character that can take decades to create. And then there is the lifestyle; canoe, paddle, swim, fish (yes the lake is stocked with fish) and enjoy the private beach at Lake Alexa. This property is truly special!