303 Church Ranches Rise
Rural Rocky View County, Alberta

MLS # A2197555

$2,997,000

Division:	Church Ranches
Type:	Residential/House
Style:	Acreage with Residence, Bungalow

Size:	4,607 sq.ft.	**Age:**	2003 (22 yrs old)
Beds:	7	**Baths:**	5 full / 1 half

Garage:	Insulated, Quad or More Attached
Lot Size:	2.09 Acres
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Many Trees, Native Pla

Heating:	Forced Air		**Water:**	Co-operative
Floors:	Carpet, Hardwood, Tile		**Sewer:**	Septic System, Septic Tank
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full, Walk-Out To Grade		**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame		**Zoning:**	R1
Foundation:	Poured Concrete		**Utilities:**	-

Features: Bar, Beamed Ceilings, Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Sauna, Vaulted Ceiling(s)

Inclusions: Hot Tub

Set amidst the scenic rolling hills and tree-lined bluffs of Bears Paw, just a short drive from Calgary, this exquisitely crafted estate home is a true masterpiece. An award-winning builder, McKinley Masters, meticulously curated and constructed this rare 7-bedroom estate, which has the elegance and style to grace any architectural magazine. Within the prestigious Church Ranches community, this extraordinary home offers over 7,000 sq. ft. of thoughtfully designed living space, perfectly positioned on 2.09 acres of natural splendor. Upon entering, the sheer magnitude of this home is immediately evident as you gaze down upon the great room. The floor-to-ceiling wood-burning fireplace, beautifully enveloped by a sandstone surround, commands attention. The dramatic wall of windows captures views of the living areas below, while the open-concept design showcases the grand vaulted ceilings, adorned with intricate treatments. The inspiring kitchen is a culinary masterpiece, complete with a walk-up island with seating, quartz countertops, ceiling-height site-finished cabinetry, and appliances from Sub-Zero, Wolf, and Miele, along with a walk-through pantry. Adjacent spaces include a cozy great room with a gas fireplace and a formal dining area that leads to an upper covered deck, perfect for your morning coffee or summer barbecues. The primary suite serves as a true retreat, featuring expansive windows that overlook the beautifully manicured yard. A custom walk-in closet provides ample storage, while the spa-like five-piece ensuite includes a soaking tub, grand shower, and dual vanities. Three additional bedrooms, each equipped with built-in desks and shelving, share a well-appointed 4-piece bathroom. Additional main-level highlights include a powder room, a grand foyer, and a large mudroom with laundry facilities. Descending the grand double-sided staircase to the

walkout lower level, you are greeted by heated floors, custom built-in cabinetry, a spacious family room, and a wet bar alongside a dedicated wine room. The lower level also includes two well-appointed offices, a gym, an additional bedroom with a four-piece ensuite, a three-piece bath, a craft room, a sauna, and a separate living room. Perched above the garage offers private quarters with two bedrooms, a full kitchen, a 4-piece bathroom, a spacious deck, and a separate entrance, perfect for guest accommodations. The meticulously landscaped sunny south yard is a true sanctuary, featuring a cedar pergola with a hot tub, large stone retaining walls, and a large patio. This estate is complete with an oversized four-car heated attached garage. Additional features include a pet stop fence, Heated tile in kitchen/living room (hydronic heat), a full fire suppression system, and underground sprinklers. Church Ranches itself is a wonderful community, offering three lakes & many walking trails. Click the 3D virtual tour for another 100+ photos!