

**60 Church Ranches Boulevard
Rural Rocky View County, Alberta**

MLS # A2121558



\$3,850,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	5,804 sq.ft.	Age:	2001 (23 yrs old)
Beds:	5	Baths:	7 full / 3 half
Garage:	Triple Garage Attached		
Lot Size:	2.13 Acres		
Lot Feat:	Irregular Lot, Landscaped, Private, Views		

Heating: In Floor, Forced Air, Natural Gas

Water: Co-operative

Floors: Hardwood, Stone

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: 31-25-2-W5

Exterior: Stone, Stucco, Wood Frame

Zoning: R-1/R-CRD

Foundation: Poured Concrete

Utilities: -

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Pantry, Steam Room, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to the epitome of luxury living at this stunning former showhome by McKinley Masters, nestled on 2.13 acres of meticulously landscaped grounds in the prestigious Church Ranches community. Boasting a private beachfront on a serene lake, this exquisite estate offers unparalleled amenities and opulent features throughout. Prepare to be amazed with OVER 12,000 developed square feet including 6 beds 6 full baths, 3 half bath PLUS a full spa area. As you step inside, you'll be greeted by the grandeur of soaring ceilings and high-end finishes, including marble tile, hardwood floors, and extensive millwork adding character and sophistication. The main floor, lower level, and garage boast radiant in-floor heating for ultimate comfort. The Chef's Kitchen is a true masterpiece adorned with exquisite cabinetry and dazzling granite countertops. Equipped with double wall ovens, a warming drawer, a commercial-sized fridge/freezer combo, a gas range, a deep fryer, and dual sinks and dishwashers, this kitchen is a chef's dream come true. Enjoy casual meals in the sunlit breakfast nook or hosting lavish gatherings in the stunning formal dining room. Relax by the fireplace in the inviting living room or retreat to the luxurious primary suite with its spa-like ensuite and expansive walk-in closet. The main floor also features two convenient half bathrooms, a well-appointed office, laundry room and mudroom leading to the triple attached heated garage. But the luxury doesn't end there, the loft offers an exquisite 15'x35' OVERSIZED EXECUTIVE HOME OFFICE with separate entrance. The incredible lower level of this home is designed to exceed your every expectation and offers a world of leisure and indulgence right at your fingertips. State of the art GOLF SIMULATOR with a huge variety of courses to play, designated art studio, wine cellar off of the fully

served bar, and a spacious GYMNASIUM (45'x30') with exceptionally high ceilings and exceptional sound system. Full spa area featuring SWIM SPA with swimmer's current, 2 change rooms with showers, plus steam room, toilet room and massage room. An inviting guest suite awaits above the recreation space perfect for multi-generational living. Outside, the beauty continues with landscaped gardens and a new deck perfect for relaxation. A gated driveway adds privacy, while the spacious outdoor area features a stone fireplace and BBQ, ideal for entertaining. And the highlight? Your very own PRIVATE BEACH on a swimmable lake and fire pit area by the lake, offering a tranquil retreat right at home. This is luxury living at its finest.