



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**303 Church Ranches Rise  
 Rural Rocky View County, Alberta**

**MLS # A2139338**



**\$3,225,000**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,406 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.09 Acres		
<b>Lot Feat:</b>	Back Yard, Lawn, Interior Lot, Landscaped, Many Trees, Underground Sprink		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	31-25-2-W5
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sauna, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Laundry room rack, Dishwasher (x2), TV mounts & TVs (x2), Irrigation, Water softener, Refrigerator in second kitchen, Cooktop in second kitchen, Dishwasher in second kitchen

Nestled within the prestigious estate community of Church Ranches, and boasting over 7000 sqft of living space, an opulent masterpiece awaits—a custom-built, multi-award winning McKinley Masters home exuding luxury at every turn. Set on an expansive, treed 2-acre lot, this residence boasts a grand sense of arrival, welcoming you with its impeccable craftsmanship and unparalleled attention to detail. Upon entering, the sheer magnitude of this home is evident as you look down upon the great room, a true testament to elegance and comfort, with a floor-to-ceiling wood-burning fireplace enveloped by a stone surround. Incredible floor-to-ceiling windows frame picturesque views of the outdoors, while the wood-paneled ceiling enhances the luxurious ambiance embodied by this space. The heart of the home lies within the kitchen—a culinary haven. A walkthrough pantry with custom built-ins ensures ample storage space, while a large center island provides extended counter space. Stainless steel appliances, including double wall ovens and a gas cooktop, elevate the cooking experience, while ceiling-height cabinetry adds a touch of grandeur to the space. Adjacent to the kitchen, the living room beckons with a corner fireplace, its tile surround and mantle exuding warmth and elegance. Access to a private deck enhances the indoor-outdoor flow, while gorgeous windows allow natural light to cascade into the dining space, creating a serene ambiance for everyday dining. The primary bedroom epitomizes luxury, with large windows offering expansive views of the meticulously landscaped yard. A custom-built walk-in closet provides ample storage, while the adjoining 5-piece ensuite is a spa-like retreat, complete with a dual vanity, soaking tub, stand-alone shower, and private WC—a haven of relaxation and indulgence. Two generously sized rooms

boasting built-in desks and shelving. A well-appointed 4-piece bathroom serves these rooms. Furthermore, this home boasts a secondary living quarters featuring a full kitchen, two bedrooms, a 3-piece bathroom, and a full living room adorned with a corner fireplace. Descending to the lower level, a large recreation room seamlessly flows from the great room complete with a wet bar and extensive custom cabinetry, while a private wine room caters to connoisseurs. The bright sunroom connects to the outdoor patio and backyard, a true private oasis boasting a garden and fantastic entertaining space, perfect for summer evenings enjoying a fire, BBQ or soaking in the hot tub. A 3-piece bathroom with sauna provides a rejuvenating escape. A lower level craft room and upper level play room with potential to transform into a bedroom offer versatility. A lower-level guest bedroom, complete with a 4-piece ensuite and walk-in closet, ensures comfort and privacy for visitors. Dual offices, adorned with gorgeous built-ins, offer a serene setting for work or reflection. Every detail has been meticulously curated to offer a lifestyle of unparalleled luxury and refinement.