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

MLS # A2284097



\$2,600,000

Division:	Church Ranches		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,018 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Electric Gate, Front Drive, Garage Door Opener, Garage Faces Side		
Lot Size:	2.03 Acres		
Lot Feat:	Garden, Irregular Lot, Lake, Landscaped, Lawn, Many Trees, No Neighbours		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Slate, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: Co-operative

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: -

Zoning: R-CRD

Utilities: -

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Elevator, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: pool table and ping pong table topper and all accessories, basement tv and entertainment system, dock, alarm system hardware, paddle boat, all exterior planters, pots, garden accessories, benches, firepit, deck storage boxes

A rare opportunity to own a lakeside acreage in Church Ranches. Custom-built by Maillot Homes, this original-owner walkout bungalow sits on a beautiful 2.04-acre lakefront lot on the shores of Cheyenne Lake in Church Ranches. Offering nearly 6,000 sq. ft. of total living space, the home is designed for both comfort and longevity, featuring a thoughtful layout that includes a private home office, a main-floor primary suite, and an integrated elevator for easy access between levels. The main floor is centered around an open living area with vaulted ceilings and a floor-to-ceiling stone fireplace. The kitchen is built for daily life and hosting alike, finished with marble countertops, a Wolf cooktop, and double ovens. Adjacent to the kitchen, a bright eating nook and a cozy sitting area create an inviting space for casual gatherings. Throughout the home, the quality of construction is evident in the solid red birch doors and custom millwork. The primary bedroom serves as a quiet retreat, complete with its own fireplace and French doors leading to the back deck, which features a built-in BBQ and views of the water. The walk-out lower level is exceptionally bright, with large window banks that bring in plenty of natural light. This level includes two additional bedrooms, an entertainment area with pool table, additional office space with a murphy bed. Plenty of additional storage in the basement. A triple oversized garage with epoxy floors, built in cabinetry for all your storage needs and a work bench. With professionally maintained gardens and landscaping with full irrigation, a private gated driveway, and direct access to your own beach and dock on the swimmable community lake. Gravel pathways around the house for easy access to the gardens and the beach. This is a meticulously maintained home that offers a peaceful, private lifestyle just minutes from the city. Residents of

Church Ranches enjoy seventy acres of private common lands and three public lakes that are maintained by the HOA. The lakes are stocked with trout for fishing and swimmable. There are over 7km of walking trails on the common lands for resident use. Church Ranches is just north of the Calgary city limits and 30 minutes to downtown.