

# \$5,600,000 - 116 Church Ranches Place, Rural Rocky View County

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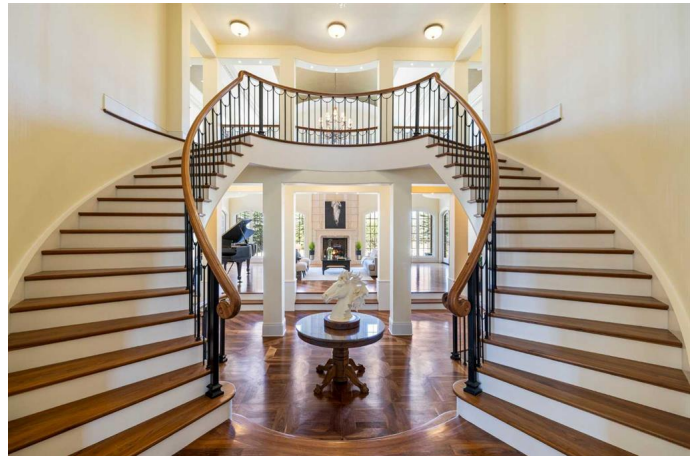
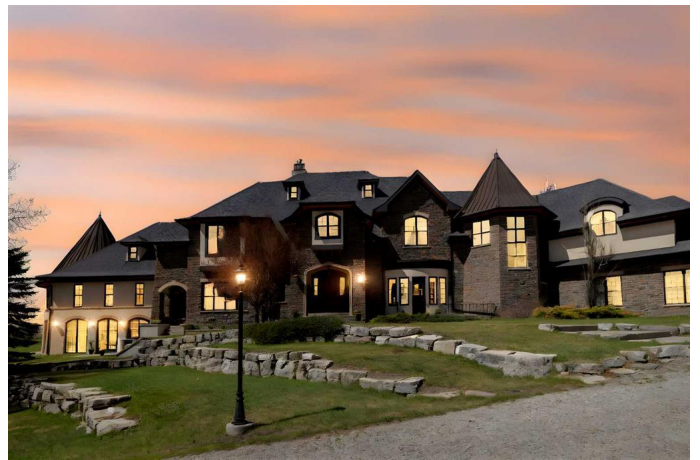
MLS® #A2221375

**\$5,600,000**

5 Bedroom, 9.00 Bathroom, 8,999 sqft  
Residential on 5.11 Acres

Church Ranches, Rural Rocky View County,  
Alberta

Welcome to 116 Church Ranches Place – an exclusive opportunity to own one of Alberta’s most distinguished estates - right next to the city. Nestled on a private 5.11-acre hillside in the prestigious Church Ranches community, this gated sanctuary offers nearly 9,000 sq. ft. of exquisitely crafted living space, set amidst manicured grounds, cascading waterfalls, and serene ponds. From the moment you arrive, the architectural grandeur and meticulous detailing are unmistakable. Step inside to discover a world-class interior where sheer luxury meets comfort – from the soaring rotunda foyer to the hand-carved millwork, rich crown moldings, and expansive formal and casual living spaces. The heart of the home is a breathtaking great room where your eyes are drawn up to the barrel vaulted ceiling and the 2 storey white stone fireplace. The gourmet double island kitchen with premium appliances and a heated granite buffet counter speaks French country, and the detailed paneling and finish carpentry is delicate and rustic. The kitchen serves a one-of-a-kind round dining room with a custom table that seats up to 16 people at a single table, and the French double doors open to an outdoor patio for serving or lounging. On the other wing past the large office with private entrance, and the gorgeous den, the glass-enclosed INDOOR POOL and hot tub



offer year-round relaxation with in floor heat, beautifully illuminated for evening ambiance and overlooking the tranquil water features outside and sit under the copper turret roof. Upstairs, the palatial primary features a luxurious ensuite where the focal point is a gorgeous tub under chandelier. The ensuite with heated floors includes a bidet, double separate vanities, and private shower. The second walk in closet is behind stained glass, and encompasses an entire room for dressing and organization. Each additional bedroom on the upper level boasts its own private ensuite for ultimate comfort, family flexibility and privacy. Finally, in addition to a games room, lower family room/fire place, treatment room., full wet bar and wine cellar the home theatre is simply a show-stopping Baroque-style theatre with tiered seating for 24 guests, ideal for hosting unforgettable movie nights in true theatre style. Additional highlights include a 2-car garage with breezeway to a second attached 2 car garage with storage above, custom built-ins, and a collector's auto park. The pool equipment has been redone and/or maintained to the highest level. All furnaces, AC units, humidifiers are all new, and the boiler has been serviced and maintained regularly. This is a rare offering of refined elegance, privacy, and prestige in one of the region's most coveted neighborhoods of Church Ranches in Bearspaw.

Built in 2005

### **Essential Information**

MLS® #	A2221375
Price	\$5,600,000
Bedrooms	5
Bathrooms	9.00
Full Baths	7
Half Baths	2

Square Footage	8,999
Acres	5.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	116 Church Ranches Place
Subdivision	Church Ranches
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1B1

### Amenities

Amenities	Indoor Pool
Parking Spaces	6
Parking	Heated Garage, Oversized, Quad or More Attached, Carport, Insulated

### Interior

Interior Features	Bar, Bookcases, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Crown Molding
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Wine Refrigerator, Freezer, Garburator, Trash Compactor
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Private, Treed, Views
Roof	Asphalt Shingle

Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	122
Zoning	R-1
HOA Fees	1150
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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