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

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 â€" from the soaring rotunda fover 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, Insulated, Oversized, Quad or More Attached, Carport

Interior

Interior Features Bar, Bookcases, Chandelier, Crown Molding, Double Vanity, High

Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Stove,

Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window

Coverings, Wine Refrigerator, 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 59

Zoning R-1

HOA Fees 1150

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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