

# \$1,349,000 - 45 Lone Pine Crescent, Rural Rocky View County

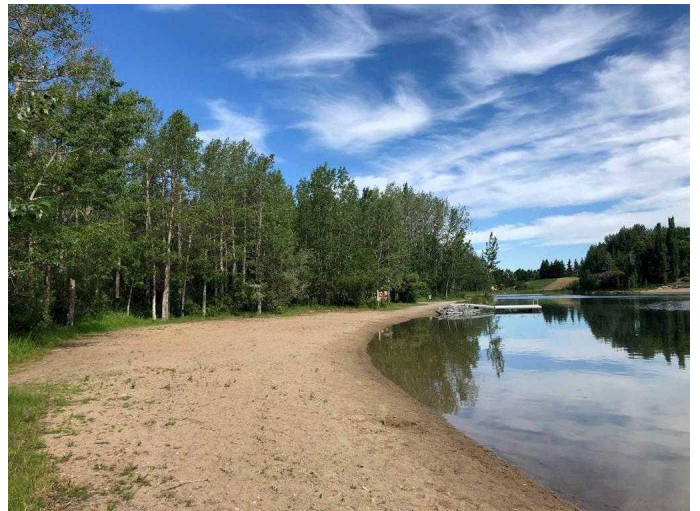
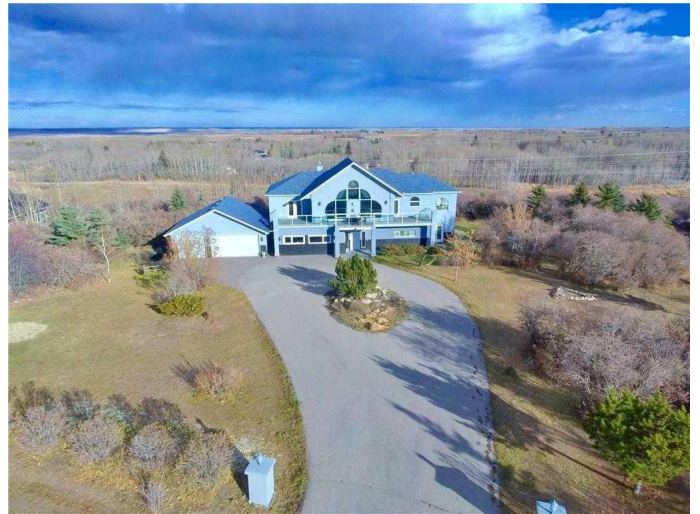
MLS® #A2252661

**\$1,349,000**

7 Bedroom, 4.00 Bathroom, 4,268 sqft  
Residential on 2.10 Acres

Church Ranches, Rural Rocky View County,  
Alberta

Big Savings, Bigger Acreage – Act Fast..!!  
Indulge in the extraordinary lifestyle offered by this captivating CHURCH RANCHES ACREAGE. This stunning property offers a quick drive to amenities, including BEARSPAW CHRISTIAN SCHOOL, THE RENERT SCHOOL, THE EDGE ATHLETIC SCHOOL, the MOUNTAINS, and the CITY CENTER. Enjoy the escape of ACREAGE and LAKE LIFE in CHURCH RANCHES while being 12 MINUTES FROM UNIVERSITY OF CALGARY, 30 MINUTES TO DOWNTOWN CALGARY. It features multiple LAKES for FISHING, SWIMMING, CANOEING, GOLFING, ICE SKATING, BBQ and easy access to city amenities like the YMCA, LRT, STONEY TRAIL, CROWCHILD TRAIL, SHOPPING, RESTAURANTS, GOLF, and CYCLING. CHURCH RANCHES boasts THREE PRIVATE LAKES stocked with TROUT for catch-and-release sport, DOCKS, SAND BEACHES, and STORAGE AREAS for non-motorized watercraft, along with SEVENTY ACRES of private common lands and extensive WALKING PATHS and TRAILS. An exceptional property can be yours! Spanning over 4,267 SQ FT across TWO STORIES, this residence exudes regal charm with 7 BEDROOMS and a thoughtfully designed OPEN FLOORPLAN that seamlessly integrates MODERN ARCHITECTURE with



timeless elegance. Enjoy the best of both worlds with ACREAGE LIVING just 6 MINUTES TO ROCKY RIDGE YMCA & SHOPPING, 10 MINUTES TO TUSCANY LRT STATION, and 27 MINUTES TO DOWNTOWN CALGARYâ€”the perfect blend of CONVENIENCE and TRANQUILITY. UPON ENTERING, you're greeted by the inviting MAIN LEVEL adorned with HARDWOOD and TILE FLOORING that enhance the warm ambiance throughout. This level boasts 2 BEDROOMS, a 5-PIECE LUXURY BATHROOM, a DINING AREA, an impeccably UPGRADED MODERN KITCHEN with TOP-OF-THE-LINE APPLIANCES, a spacious GREAT ROOM perfect for entertaining, as well as convenient amenities such as a LAUNDRY ROOM, STORAGE ROOM, and UTILITY ROOM. ASCENDING TO THE UPPER LEVEL reveals a sanctuary of comfort with 5 ADDITIONAL BEDROOMS and 2.5 WASHROOMS, including a MASTER BEDROOM complete with a 5-PIECE ENSUITE. A central BONUS ROOM WITH BALCONY adds allure, providing the ideal space for relaxation or gatherings. Beyond the home, the OUTDOOR SPACES beckon with breathtaking vistas, offering PANORAMIC VIEWS of the surrounding natural beauty from the expansive BALCONIES. The SPRAWLING GROUNDS provide ample room for OUTDOOR ACTIVITIES and leisure, ensuring tranquility and serenity. Further enhancing this property is a TRIPLE CAR DETACHED GARAGE, providing secure storage and convenience. This exceptional BEARSPAW ACREAGE epitomizes LUXURY, PRIVACY, and FUNCTIONALITY, offering a harmonious blend of SOPHISTICATED LIVING and NATURAL SPLENDOR. Experience the epitome of LUXURY LIVING with commanding ARCHITECTURE, OPEN FLOORPLAN, and BREATHTAKING SURROUNDINGS. VENDOR TAKEBACK / FINANCING OPTION

AVAILABLE.

Built in 1995

### Essential Information

MLS® #	A2252661
Price	\$1,349,000
Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,268
Acres	2.10
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	45 Lone Pine Crescent
Subdivision	Church Ranches
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1B9

### Amenities

Amenities	Clubhouse, Park, Playground, Recreation Facilities, Beach Access, Boating, Dog Park, Picnic Area
Parking Spaces	10
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Crown Molding
Appliances	Built-In Refrigerator, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Loft, Stone, Three-Sided
Basement	None

## Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Entrance, Private Yard, Storage, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Many Trees, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	None

## Additional Information

Date Listed	August 29th, 2025
Days on Market	46
Zoning	R-1
HOA Fees	1000
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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