

# \$1,325,000 - 39 Lone Pine Crescent, Rural Rocky View County

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MLS® #A2253544

**\$1,325,000**

4 Bedroom, 4.00 Bathroom, 2,431 sqft  
Residential on 2.13 Acres

Church Ranches, Rural Rocky View County,  
Alberta

Great location acreage, close to all living facilities, Rocky ridge YMCA, COSTCO, WALMART, HOME DEPOT, PRIVATE SCHOOLS, ETC. !!!!!!!!!!!!!!! the elegant, comfort & tranquility of slow-paced country living, plus all community amenities & vitality of downtown Calgary – you truly can have it all in Church Ranches, an acreage community situated just 30 minutes northwest of the Calgary downtown core with lakes. This home rests on 2.13 acres of sun drenched, treed countryside, boasting stunning eastward views from both the partially covered back deck & the master bedroom. One step inside & the allure of this home swells, greeting you from the main entryway with vaulted ceilings, gleaming hardwood floors & a focal point staircase curling upwards to the 2nd floor. Towards the rear of the house, the family room, kitchen, & dining nook take full advantage of sprawling eastward facing windows. The upper floor accommodates two large bedrooms in addition to a massive master with a large 5-piece ensuite, finished with double sinks, soaker tub & separate shower. The cherry on top is a bright walkout basement with 9'™ ceilings, rec room, 4th bedroom, den, full bathroom & storage.

Drive west from 144 Avenue, to township road 260, turn left to range road 25, you are at your home. call your favorite realtor to take a look of



your future home!!!!!!!

Built in 1995

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2253544                         |
| Price          | \$1,325,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,431                            |
| Acres          | 2.13                             |
| Year Built     | 1995                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 39 Lone Pine Crescent   |
| Subdivision | Church Ranches          |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3B 1B9                 |

### Amenities

|              |                        |
|--------------|------------------------|
| Amenities    | Other                  |
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer             |
| Heating           | Fireplace(s), Forced Air                                                           |
| Cooling           | None                                                                               |

|                 |                          |
|-----------------|--------------------------|
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Finished, Full, Walk-Out |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Barbecue, Fire Pit, Private Yard |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Garden |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stucco, Wood Frame              |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 41                  |
| Zoning         | r-1                 |
| HOA Fees       | 1150                |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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