

# \$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	27
Zoning	r-1
HOA Fees	1150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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