

\$1,499,900 - 32 Cheyenne Meadows Way, Rural Rocky View County

MLS® #A2103070

\$1,499,900

4 Bedroom, 4.00 Bathroom, 2,258 sqft
Residential on 2.29 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Welcome to the epitome of luxurious living in the fantastic community of Church Ranches. This stunning bungalow offers an array of captivating features. Upon entering, you'll be greeted by the rich allure of hardwood flooring that seamlessly flows throughout the main floor. The grandeur of the 10-foot ceilings enhances the sense of space and elegance. As you step in, the great-sized dining room, strategically positioned off the front entrance provides ample space for dining that is both intimate and inviting, perfect for sharing delicious meals. The kitchen is adorned with exquisite granite countertops. The large kitchen island boasts a raised breakfast bar seating area, providing an ideal spot for quick meals or casual conversations. Abundant cabinet space ensures that all your culinary essentials are within arm's reach, while a window overlooking the back deck infuses the space with natural light. The adjacent eating nook is a sunlit retreat that invites the outdoors in. With large windows that frame captivating views and direct access to a screened-in back deck. The living room is a testament to architectural elegance. A vaulted ceiling adorned with a ceiling fan adds a touch of grandeur, while a fireplace with a tile surround and mantle stands as a centerpiece that emanates warmth and comfort. Large windows allow an abundance of natural light to cascade



into the room. The primary bedroom is a haven of luxury and comfort. The 5-piece ensuite is complete with a jetted tub, in-floor heating, a private water closet, double vanity, and direct access to a large walk-in closet further enhancing the suite's opulence. The main-floor laundry room is complete with built-ins and a sink, while a desk space with built-in open shelving offers a convenient work spot. Completing this main level is an additional bedroom connecting to a 3-piece bathroom equipped with in-floor heating. Descending to the basement boasting in-floor heating throughout, you'll discover a large rec room area with a wet bar becomes the ultimate space for hosting gatherings and celebrations. From here, access to the lower-level patio featuring a hot tub and an expansive backyard presents a seamless flow between indoor and outdoor entertainment spaces. The backyard of this residence is a sanctuary of natural beauty and tranquility. Step into a great green space adorned with breathtaking trees and meticulous landscaping, offering the perfect setting for relaxation and outdoor entertainment complete with a built in garden shed. The family room in the basement exudes coziness, thanks to a gas fireplace with a stone surround and mantle. Two additional bedrooms and a 4pc bathroom complete this lower level. Additional features include air conditioning, central vacuum system, outdoor tanks to collect and redistribute rain water and an oversized, heated, triple car garage, complete with built-ins and epoxy flooring. Pride of ownership is seen throughout this fantastic property.

Built in 2000

Essential Information

MLS® #	A2103070
Price	\$1,499,900

Sold Price	\$1,527,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,258
Acres	2.29
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	32 Cheyanne Meadows Way
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R1B6

Amenities

Amenities	Other
Parking	Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Oven, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 26th, 2024
Date Sold	February 7th, 2024
Days on Market	12
Zoning	R1
HOA Fees	1150.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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