

7 Lone Pine Crescent



Church Ranches



This beautiful formal dining room is the perfect space to host a delicious meal for family & friends with gleaming hardwood floors, detailed cream millwork including a dramatic tray ceiling with ambient lighting, a large window and an elegant arched doorway leading into the great room.



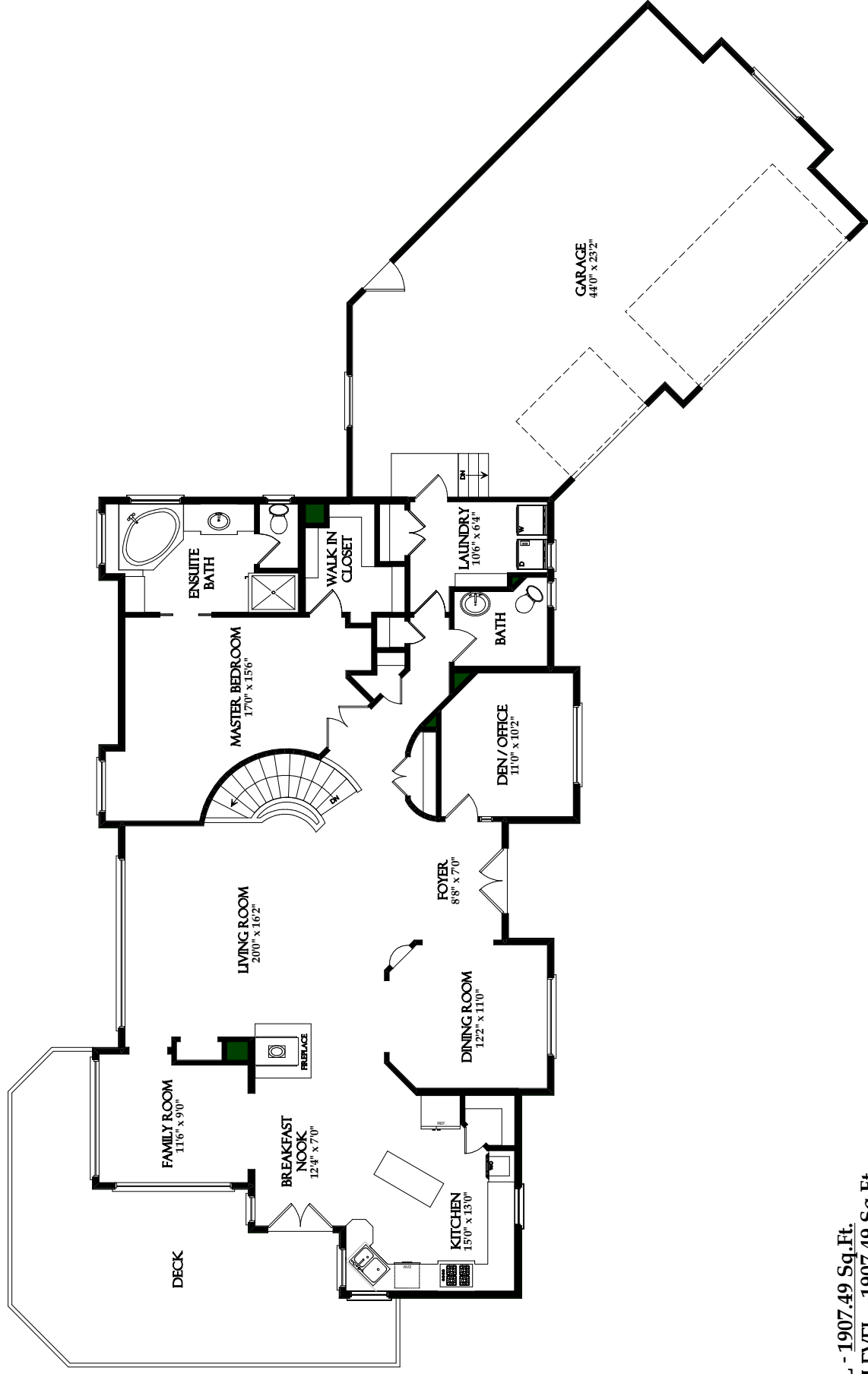
With a wall of windows framing views of the expansive rear yard and majestic Rocky Mountains beyond, this great room truly lives up to its name. This space also features a soaring ceiling, built-in media storage and attractive 3-sided gas fireplace shared with the kitchen & breakfast nook.



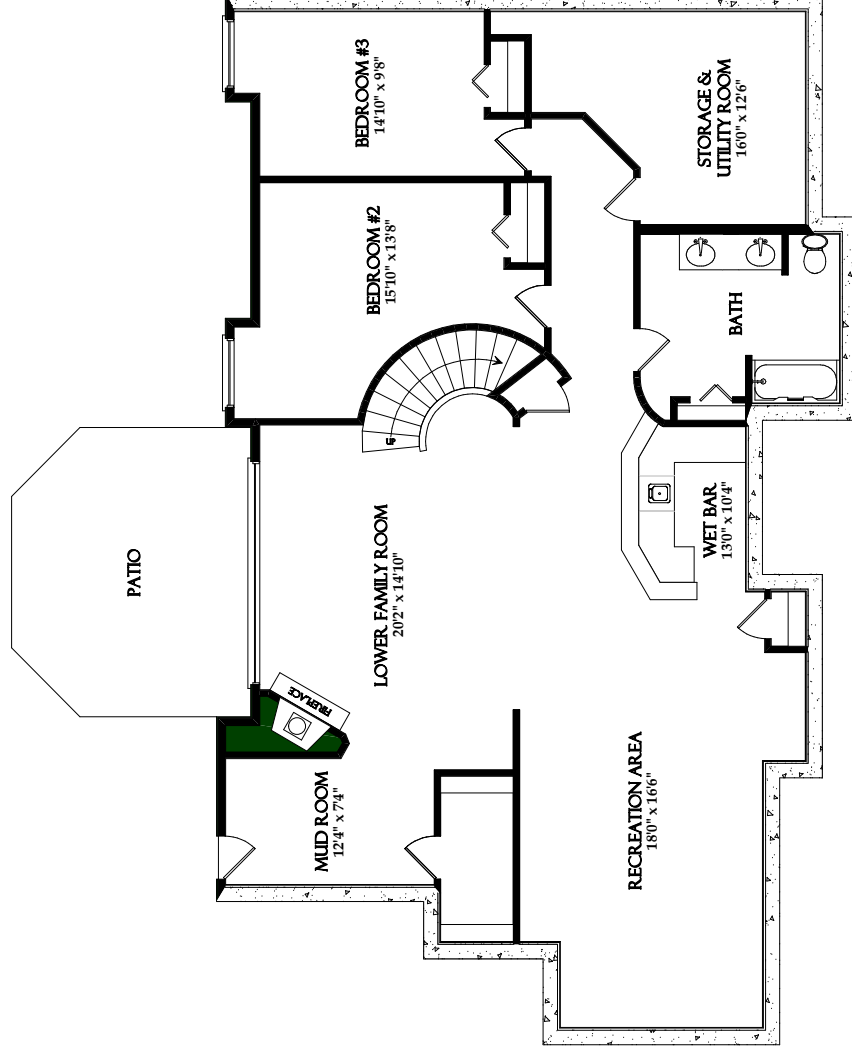
This island-style kitchen showcases chic granite countertops, loads of storage in antique-finished cabinetry & corner pantry, stainless steel appliances, easy-care tile backsplash, ample space for the whole family to help prepare dinner and large windows allowing sunlight to flood in.



Overlooking the impressive wrap-around deck, this sun-soaked breakfast nook is the perfect space for casual dining, and enjoys the cozy ambiance of the gas fireplace. Continue through to the sunken sun room with 2 walls of windows and skylights - a great place to curl up with a good book while taking in the view.



TOTAL - 1907.49 Sq.Ft.
MAIN LEVEL - 1907.49 Sq.Ft.





The walkout level has been developed with casual entertaining in mind. This large rec room has plenty of space for some comfortable furniture or the games table of your choice. The adjoining wet bar makes entertaining downstairs effortless.



Whether you choose to lounge on the walkout level patio, enjoy a lively barbeque on the wrap-around deck or simply take in some outdoor playtime with the kids and the dog, this home offers plenty of space to enjoy the outdoors.

District:	Church Ranches		
Legal:	Plan 9411421 Block 1 Lot 12	Rooms:	7/1 with Den + 2
Zoning:	Rural	Taxes:	\$4824 (2009)
Occupancy:	Seller	Year Built:	1995

Style:	Bungalow	PRICE:	\$1,295,000
Lot:	2.13 Acres (+/-)	Downpayment:	\$1,295,000
Size:	1907 Sq Ft (177 m2)	Front Exposure:	East
(Lower):	1602 Sq Ft (150 m2)	Landscaped:	Yes
Flooring:	Hardwood, tile, carpet	Fenced:	No
Heating:	Forced-Air (1) & In-Floor	Exterior:	Stucco
Fireplace:	Yes (2) gas-fuelled	Possession Date:	60 days/negotiable

Main Level:		Walkout Level:	
Den:	11'0" x 10'2"	Rec Room:	20'2" x 14'10"
Dining Room:	12'2" x 11'0"	Wet Bar:	13'0" x 10'4"
Great Room:	20'0" x 16'2"	Fitness Room:	18'0" x 16'6"
Sun Room:	11'6" x 9'0"	Bedroom 2:	15'10" x 13'8"
Kitchen:	15'0" x 13'0"	Bedroom 3:	14'10" x 9'8"
Breakfast Nook:	12'4" x 7'0"		
Master Bedroom:	17'0" x 15'6"		
Bathrooms:	(3) 1 - 2 piece, 1 - 4 piece ensuite, 1 - 5 piece		
Basement:	Walkout: professionally developed with large rec room, wet bar, 2 beds & full bath		
Parking:	Heated, triple attached garage with remote door access & 220 power (44'0" x 23'2")		
HOA:	\$715 annually - includes access to lakes, fishing, pathways & other amenities as outlined below		
Included in Price:			

Stainless steel kitchen appliances to include: GE gas countertop range, integrated hoodfan, Heartland oven, Kitchenaid French door fridge with ice & water, Kitchenaid dishwasher, and garburator; also included are all window coverings, vacuum system & all attachments, (2) garage door openers with (2) remotes, air-conditioner, water softener
Exclusions: light fixture in the den, washer & dryer, cappucino machine in the lower level

Remarks:

Beautiful walkout bungalow on a lovely 2.13 Acre (+/-) lot with Rocky Mountain views located in the estate community of Church Ranches. This impressive home features fine finishings including hardwood floors, granite counters, soaring ceilings, detailed millwork and walls of large windows. The main floor offers a bright den (skip the commute and work from home), elegant formal dining room, dramatic great room with vaulted ceiling & window wall, gourmet's kitchen with granite counters & stainless appliances, sun-soaked breakfast nook with 3-sided gas fireplace, a beautiful sun-room with skylights and a romantic master retreat with jet-tub ensuite. Descend an elegantly curved staircase to the walkout level which has been developed with entertaining in mind. A large rec room hosts a gas fireplace & has plenty of space for a games table, adjoining wet bar for easy service, a fitness room, 2 additional amply scaled bedrooms & a 5 piece bath are all downstairs. Take the dinner party outdoors in the warmer months, onto a wrap-around deck where guests can set their gaze to the Rocky Mountains, or set up a fire-pit on the walkout level patio for those cooler summer nights. Thoughtful workshop has plenty of space to park the riding-mower while the heated triple garage with 220 power is perfect for all your toys. Large lot provides plenty of open space for family fun, PLUS exclusive Church Ranches features 70 acres of private parkland & woodlands with several kilometers of pathways and 3 man-made lakes with beaches, a stream and a canal - extending your backyard & outdoor playspace. Stocked with trout for fishing, the water is tested weekly in summer for safe swimming. The lakes are perfect for canoeing in the summer & skating in the winter.

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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