

# \$1,995,000 - 64 Granite Ridge, Rural Rocky View County

MLS® #A2234826

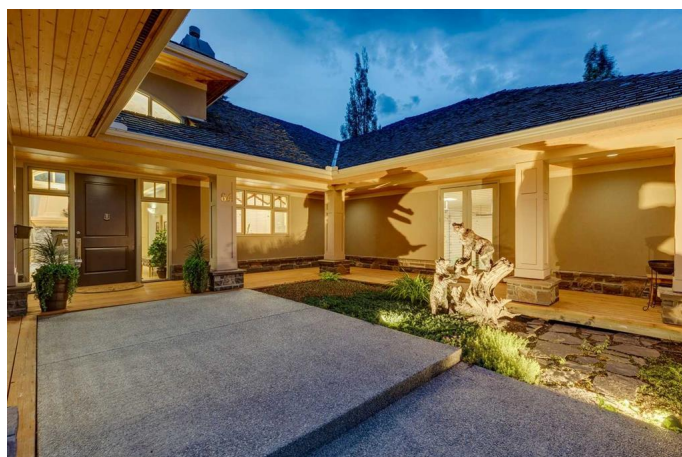
**\$1,995,000**

3 Bedroom, 4.00 Bathroom, 2,817 sqft

Residential on 0.35 Acres

Stonepine, Rural Rocky View County, Alberta

Step into luxury in this immaculate, beautifully maintained, one owner custom built walk-out bungalow by Granville Homes in prestigious Stonepine. This secure, gated & maintenance free community features endless walking paths & parks. This home is situated on a large private lot siding on a park, backing onto a mature treed area & features a gated courtyard, triple heated garage + lots of off street parking. This open floor plan features 4962 sq ft of top quality finishes with meticulous attention to detail. Ceilings include a barrel vault foyer, dramatic vaulted great room plus 10-11 feet throughout. Special features include extensive custom built-ins, a PRIVATE ELEVATOR, extended height solid core doors, solid wood custom cabinetry, a steam shower, in-floor heating, built-in speakers inside & out, & endless walls of floor to ceiling windows. The gourmet kitchen includes Sub Zero & Thermador appliances, granite countertops, large island, a peninsula with breakfast bar & a wine fridge. The great room features a floor to ceiling custom fireplace, a solid wall of custom built-ins & dramatic vaulted ceilings. The main floor features a semi-formal family sized dining area, a cozy reading nook & French door access to a huge covered deck. The king sized master has a generous walk-in closet + spa-like ensuite with steam shower, heated floors, air jet soaker tub, double sinks + make up vanity. The main floor also includes an additional 4 pc bath, 2nd bedroom & a



professionally planned custom built den. The main floor laundry room has a sink, an abundance of storage & a desk/sewing area. The lower level has a huge family room/games room with double French door access to a spacious private patio, a cozy stone faced fireplace, a wall of built-ins, a huge wet bar area with dishwasher, full sized fridge + bar stool area perfect for entertaining an intimate group or having the whole family over. The lower level also includes an exercise area, a 3rd bedroom with a 4 pc ensuite, a 2pc powder room, a 2nd laundry area & a huge storage room with custom built-ins. The insulated + heated, triple car garage has built-in cabinets/shelving, epoxy floors, & oversized poured concrete driveway. Discover the perks of this private & tranquil community like numerous green spaces, a lovely pond with fountain, & walking paths throughout (even one that leads to the Glencoe Golf Course) makes this the perfect home! A short drive to Signal Hill Shopping Centre, Aspen Landing Shopping Centre, The New Ring Road System, schools like Webber Academy, Rundle College, Springbank Community High School, Ernest Manning High School & many more. And only a thirty minute drive to the mountains!

Built in 2002

### **Essential Information**

MLS® #	A2234826
Price	\$1,995,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,817
Acres	0.35
Year Built	2002

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	64 Granite Ridge
Subdivision	Stonepine
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3B3

### Amenities

Amenities	Park
Parking Spaces	7
Parking	Driveway, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Sump Pump(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Water Softener, Window Coverings, Built-In Electric Range, Trash Compactor, Wine Refrigerator
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Courtyard
Lot Description	Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours

	Behind, Treed, Wooded, Yard Lights
Roof	Shake, Wood
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	2
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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