

# \$2,398,000 - 51 Cheyanne Meadows Way, Rural Rocky View County

---

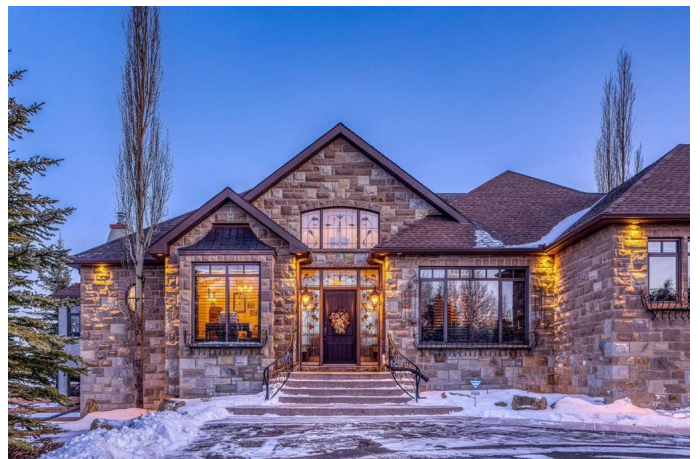
MLS® #A2203000

**\$2,398,000**

4 Bedroom, 5.00 Bathroom, 2,986 sqft  
Residential on 1.99 Acres

Church Ranches, Rural Rocky View County,  
Alberta

An Unparalleled Estate in Coveted Church Ranches, Nestled on one of the finest lots in Church Ranches, this custom-built walkout bungalow sits on a private, meticulously landscaped 2-acre oasis, surrounded by serene natural green space and tranquil water views. Offering over 5,700 sq.ft. of exquisitely finished living quarters, this home was masterfully crafted by a prominent Calgary builder and showcases an uncompromising level of craftsmanship, elegance, and functionality. Every detail has been carefully considered, resulting in a residence that effortlessly blends luxury with everyday comfort. Designed with both entertaining and refined living in mind, the spacious main floor unfolds with an inviting great room that exudes warmth and sophistication. The show-stopping chef's kitchen is a culinary masterpiece, complete with a tucked-away scullery kitchen that keeps preparation discreet while allowing seamless entertaining. Richly appointed with premium appliances, a custom copper hood fan, a 48" Wolf gas range with double ovens, a pot filler, and an expansive butcher block, this space caters to even the most discerning chefs. Additional features include a full-size fridge, freezer, Sub-Zero wine tower, and fridge drawers, while two dishwashers and two garburators make clean-up effortless. The adjacent formal dining area provides an



elegant setting for hosting, while the sun-drenched 3-season sunroom, highlighted by a custom Forno oven, extends the entertainment space and invites year-round enjoyment. The main floor also features a sophisticated home office, perfectly situated for privacy, and a beautifully designed primary retreat that offers a serene escape. This luxurious sanctuary includes a spa-like ensuite with an air-jet tub, steam shower, heated towel bar, and a Kohler â€˜Robernâ€™™ lifestyle cabinet, providing an indulgent space to unwind. Completing the main level is a chilled wine room, ideal for showcasing your collection, along with a well-appointed laundry and mudroom that offers ample storage and practicality. The fully developed walkout lower level is a haven for relaxation and entertainment. Three generously sized bedrooms, two with private ensuites and walk-in closets, offer comfort and privacy for family and guests. A third full bathroom serves the additional living spaces, which include an expansive games area, a fully equipped wet bar with a third dishwasher, and a dedicated media room that transforms movie nights into a cinematic experience. For car enthusiasts or those needing ample storage, the massive 1,900 sq.ft. heated garage is nothing short of exceptional. It features four oversized doors, including an 18-foot-wide double door and two 9 ft wide single doors, all 8 ft high. A built-in storage section with shelving ensures everything has its place, while a dedicated stairway provides direct access to the lower level, adding an extra layer of convenience. Exquisite craftsmanship is evident throughout the home, with timeless details. A MUST See!!

Built in 2005

## **Essential Information**

MLS® #

A2203000

Price	\$2,398,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,986
Acres	1.99
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	51 Cheyanne Meadows Way
Subdivision	Church Ranches
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1B6

### Amenities

Amenities	Other
Parking Spaces	10
Parking	Quad or More Attached
# of Garages	4

### Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Crown Molding, French Door, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Master Downstairs, Storage, Walk-In Closet(s), Bookcases
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Washer/Dryer, Window Coverings, Bar Fridge, Double Oven, Wine Refrigerator
Heating	Forced Air, Natural Gas, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Outdoor Kitchen
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Lawn, Treed, Brush, Conservation, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	34
Zoning	CR-1
HOA Fees	1150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.