

\$2,398,000 - 51 Cheyenne 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 | Bungalow, Acreage with Residence |
| 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, Bookcases, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Closet Organizers, Crown Molding, French Door, Master Downstairs |
| Appliances | Dishwasher, Garage Control(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Double Oven, Gas Range, 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 | Outdoor Kitchen, Private Yard, BBQ gas line, Private Entrance |
| Lot Description | Backs on to Park/Green Space, Landscaped, Lawn, Private, Treed, Brush, Conservation, Environmental Reserve, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 42 |
| Zoning | CR-1 |
| HOA Fees | 1150 |
| HOA Fees Freq. | ANN |

Listing Details

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

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