

# \$1,595,000 - 15 Cody Range Way, Rural Rocky View County

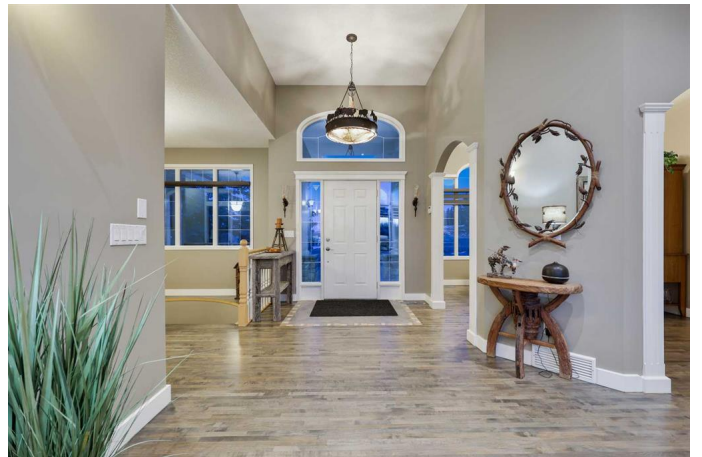
MLS® #A2204261

**\$1,595,000**

4 Bedroom, 3.00 Bathroom, 1,944 sqft  
Residential on 2.00 Acres

Church Ranches, Rural Rocky View County,  
Alberta

Welcome to this IMMACULATE, AIR-CONDITIONED Bungalow, nestled in the highly sought-after community of CHURCH RANCHES, offering 2 acres of picturesque land with STUNNING Ravine and Lake views. The home boasts over 3,674 Sq Ft of beautifully renovated living space, designed for both Functionality and Luxury. As you approach the property, youâ€™ll immediately be struck by its impressive curb appeal let alone appreciate the 34'7" x 23'2" triple-car heated garage and plenty of RV parking; ensuring ample space for vehicles and guests. Step inside to a grand foyer and be greeted by a INCREDIBLE Living room with soaring 12-foot ceilings, HUGE windows allowing in NATURAL LIGHT, and a Striking Gas fireplace. This area flows seamlessly into a formal Dining room, perfect for entertaining guests. The Den allows for study, a library, or quiet relaxation. The Chef-Inspired kitchen features bright White cabinetry, a tiled backsplash, SS Appliances including a BUILT-IN Microwave and Oven, a GRANITE countertop, an island with a Breakfast bar, and a pantry. The COZY Breakfast nook invites WARM Conversations around the table while looking out at the Views. The door leads to a partially covered deckâ€™ideal for morning coffee or casual dining. For larger gatherings, the expansive 28'6" x 18'2" main deck offers



sweeping views of the ravine and lake, perfect for hosting family and friends. Back inside, you'll also find a convenient laundry room with a sink and garage access. On the other side of the main floor is the SPACIOUS Primary Bedroom encouraging REST, which also has a luxurious 5 pc En-suite with a Spa-like feel including a deep tub that is perfect for soaking in. A large Walk-In closet gives more storage space. A second bedroom with a Walk-In Closet and a 2 pc bath complete this level. The CURVED staircase leads down to the WALK-OUT Basement and is a true highlight, featuring in-floor heating and offering plenty of space for entertaining. With three potential bedrooms, a large recreation room, a cozy family room with a 3-way gas fireplace, and a wet bar, this level is perfect for hosting movie nights or enjoying a drink with friends. A 5 pc main bath and two generous STORAGE rooms ensure there's no shortage of space. The cold storage room is perfect for preserving those special items, and the walk-out leads to a giant patio with unparalleled views of the surrounding landscape. This SHOW-STOPPING home is not just a place to live, it's a lifestyle—clean, well-maintained, and ready for you to move in and start creating memories. Water is the Bearspaw CO-OP. Whether you're hosting a family gathering or simply enjoying the serenity of your surroundings, this home has it all. Don't miss out on this exceptional property—book your viewing today!

Built in 1997

### **Essential Information**

MLS® #	A2204261
Price	\$1,595,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,944
Acres	2.00
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	15 Cody Range Way
Subdivision	Church Ranches
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1C1

### Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	12
Parking	Additional Parking, Driveway, Garage Faces Front, Insulated, Oversized, RV Access/Parking, Triple Garage Attached, Asphalt
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Bookcases
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Oven-Built-In
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Basement, Family Room, Gas, Living Room, Mantle, Stone, Tile, Decorative, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters, Storage, RV Hookup
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	33
Zoning	R-CRD
HOA Fees	1150
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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