



## 64 Granite Ridge Rural Rocky View County Alberta

\$1,995,000

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 t...

Family room 22.00 Ft x 14.58 Ft

Recreational, Games room 16.33 Ft x 20.50 Ft

Media 16.33 Ft x 15.17 Ft

Other 12.00 Ft x 9.00 Ft

Kitchen 18.50 Ft x 16.00 Ft

Dining room 16.92 Ft x 11.50 Ft

Den 16.92 Ft x 12.00 Ft

Foyer 10.00 Ft x 15.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<http://www.diannebrown.ca/>



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Other	16.08 Ft x 22.08 Ft	Other	9.42 Ft x 8.00 Ft
Bedroom	14.33 Ft x 14.58 Ft	Laundry room	16.50 Ft x 5.33 Ft
Furnace	26.50 Ft x 9.83 Ft	Primary Bedroom	15.00 Ft x 14.00 Ft
4pc Bathroom	Measurements not available	Bedroom	13.08 Ft x 10.00 Ft
2pc Bathroom	Measurements not available	4pc Bathroom	Measurements not available
Living room	23.42 Ft x 15.00 Ft		