

# \$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. 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          | Acreage with Residence, Bungalow |
| 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 | Bookcases, 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, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Stone Counters |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings  |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters, RV Hookup, Storage              |
| 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 | 25               |
| Zoning         | R-CRD            |
| HOA Fees       | 1150             |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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