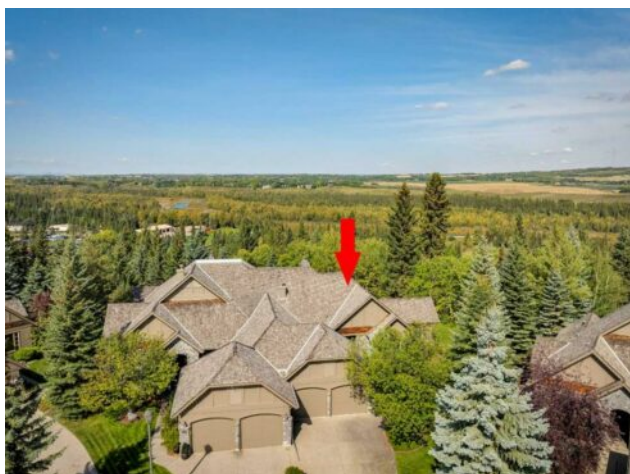


168 Stonepine Drive
Rural Rocky View County, Alberta

MLS # A2165172



\$1,689,000

Division:	Stonepine		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	2,066 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.20 Acre		
Lot Feat:	No Neighbours Behind, Landscaped, Treed		

Heating:	In Floor, Forced Air	Water:	See Remarks
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Sewer
Roof:	Cedar Shake	Condo Fee:	\$ 1,630
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-24-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity		

Inclusions: None

“Stonepine” is the gold standard for gated and maintenance-free living. This Villa-Coach House offers a luxurious single-level-lifestyle combined with “lock-and-go” convenience for snowbirds and travelers. The grounds are spectacular and beautifully landscaped including a pond with fountain, waterfall and walking paths with a path down to the Glencoe Golf Club below. This is a very choice location within the complex at the end of a cul-de-sac, well away from the noise of Highway 8 and backing onto a forest of evergreens and aspens that creates a totally private and serene setting. The lot is large and pie-shaped and this allows for a wider than typical layout with 4 major rooms across the rear, overlooking the yard. There is also a private and sun-dappled side yard with access off the rear terrace. Full natural-stone front courtyard and entry. The interior offers exceptional custom quality with every detail carefully considered and masterfully executed. Ceilings range from 10’ to 11.5’ with appropriately scaled windows. Incredible millwork graces every room from cornices and coffering to outstanding casing and baseboards. Real site-finished oak hardwood runs through most rooms. The impressive foyer opens to a large great room with treed views, a gas fireplace and a full-height wall of built-ins. A semi-formal dining area is adjacent and also enjoys views. A top-quality chef’s kitchen showcases abundant custom cabinetry, top appliances (Subzero, Thermador and Asko) and a large island with a bar for stools. Beyond the kitchen is a charming space for casual dining or seating with windows on 3 sides and access out to a large and private rear terrace. Gorgeous primary suite with treed views, high ceilings and a generous 5-piece ensuite bath (double vanities, glass door steam shower and soaking tub) plus

a large and bright walk-in closet. A sunny den or office with windows on 2 walls, a discreet powder room and a huge laundry-mud room complete the main level. The walkout-lower-level is also beautifully finished. It includes a large family room with media built-ins and a French door out to a rear patio. A custom iron-grill gate leads to a wet bar and large wine cellar (option for fitness). Also 2 bedrooms with large windows (bedroom #3 has is currently used as a craft room) and a 3-piece bath. Endless storage with custom shelving. Central air conditioning and in-floor heat in the lower level. The oversized double garage has natural light, a coated floor with drain and built-in storage. All maintenance and landscape is handled so you can sit back and enjoy the spectacular grounds that surround you. Truly a remarkable opportunity for those looking to "right-size" or wanting the convenience of a bungalow.