

CHRISTINA  
HAGERTY  
+ CO.

## 76 Granite Ridge

Stonepine

Where Luxury Meets Nature...

\$1,250,000

Nestled within the prestigious, gated community of Stonepine, this exceptional bungalow-style villa offers over 3,327 square feet of refined living space. Situated on 135 acres of park-like grounds ensuring tranquility and privacy. The carefully curated landscape, complete with serene walking paths and enchanting water features, creates a retreat-like atmosphere, while providing direct access to the renowned Glencoe Golf & Country Club. Imagine...just a short jaunt with your golf cart!

Designed by the acclaimed Granville Homes, this home boasts a flawless blend of contemporary luxury and classic elegance. Upon entry, you are greeted by soaring ceilings, expansive windows, and rich hardwood flooring that immediately set the tone for this impeccable home. Every inch of the villa has been thoughtfully crafted to deliver both style and comfort, with superior finishes, custom millwork, and designer fixtures. The open-concept layout is perfect for both relaxed living and sophisticated entertaining. The grand living area showcases an impressive fireplace, with library style built ins showing the tranquil back yard setting.

The gourmet kitchen is a chef's dream, featuring top-tier Miele, Sub-Zero, and Wolf appliances, a large centre island, custom cabinetry, and luxurious granite countertops. A sun-filled breakfast nook with views of the surrounding landscape creates the perfect spot for casual dining. The spacious primary suite, located on the main floor, offers a peaceful sanctuary. The ensuite is a luxurious retreat in itself, complete with heated floors, a large soaker tub, dual vanities, and a glass-enclosed steam shower. The suite also boasts a generous walk-in closet, offering ample storage. The home features two additional amply-sized bedrooms, with the lower level providing an entertainment haven. Enjoy a large family room, a wine cellar, an exercise room, and two ensuite bathrooms.



Designed for relaxation and enjoyment, with radiant heated floors throughout. Surrounded by mature trees, this space provides privacy and a serene atmosphere to enjoy year-round. In addition to the incredible living spaces, the villa is outfitted with cutting-edge systems for comfort and convenience, a water softener, energy-efficient furnaces, air conditioning, and heated garage with custom storage. The community itself offers the ultimate in maintenance-free living, allowing for a lock-and-leave lifestyle with no yard work required.

Located just a short drive from Aspen Landing and Westhills Shopping Centre, this remarkable home in Stonepine offers both privacy and easy access to shopping, dining, and recreational amenities. With unparalleled craftsmanship and an abundance of luxurious features, this villa is the epitome of refined living in one of Calgary's most desirable communities. Note: UV protection on windows, water softener, sprinkler system and video cameras both front and back and security system.

**Goods Included:** Lennox Air Conditioner, Miele Dishwasher, LG Washer & Dryer, Garage Control, Sub Zero Refrigerator, Kitchen Aid Stove, Sharp Drawer-Style Microwave, Whirlpool Water Softener, Window Coverings, Garage Door Opener, Garage Workbench, Rain Bird Sprinkler Hardware, Beam Central Vacuum

**Condo Fees of \$1,689/month Includes:** Property Groundskeeping, Common Area Maintenance, Insurance, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water

RMS Size: 1,731 sq ft

Year Built: 2004

Taxes: \$5,454 (2024)

Possession: 60 Days/Negotiable

Parking: Insulated Heated Double Attached Garage

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Realty Professionals

