587-899-3773
justin@realtyaces.ca

56 Granite Ridge
Rural Rocky View County, Alberta

MLS # A2348610



$4,999,900

Division:	Stonepine		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	6,097 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	5	**Baths:**	4 full / 3 half
Garage:	Double Garage Attached, Heated Garage, Single Garage Attached		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Fruit Tre		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Hardwood, Slate, Stone	**Sewer:**	Sewer
Roof:	Cedar Shake	**Condo Fee:**	$ 1,643
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Washer X2, Dryer X2, Dishwasher X3, Built-In Ovens X2, Refrigerator X3, Warming Drawer, Microwave X2, Hot Tub

Exceptional contemporary living in the exclusive gated community of Stonepine. Set amid approximately 135 acres overlooking the Rocky Mountains, Elbow River Valley and Glencoe golf courses, this remarkable residence offers a rare combination of tranquility, privacy and maintenance free living. With over 10,995 sq ft of developed living space, this architectural masterpiece is designed for both refined everyday living and exceptional entertaining. A dramatic foyer opens to a soaring living room with vaulted ceilings, expansive windows and a statement concrete fireplace overlooking the private rear yard oasis. The gourmet kitchen features granite countertops, generous island seating and a premium Viking appliance package, complemented by Miele. A fully equipped butler's pantry includes additional Viking refrigeration and a Miele dishwasher, with convenient access to the side deck for outdoor dining and barbecues. The main floor primary retreat is a private sanctuary with a coffee station with beverage fridge and luxurious 7pc ensuite featuring dual vanities, dual water closets, curved glass steam shower and jetted tub. The spectacular dressing room includes skylights and a central dressing island. A nearby den/home office overlooks the peaceful front courtyard. A convenient elevator services all levels while a main floor laundry room leads to the attached double and single garages. The upper level offers an open walk-way to the dramatic living room below, two additional bedrooms, a library, hobby room and mountain views providing a beautiful backdrop. The walk-out lower level is an entertainer's dream, featuring a sophisticated curved bar, billiards area, expansive recreation space with gas fireplace, wine cellar, and two additional bedrooms each featuring private ensuites. A professional-grade gym with integrated dance floor, sauna and 3pc bath

completes this exceptional level. Outside, serenity takes center stage. A private south-facing courtyard is surrounded by flowering trees and mature landscaping, creating a tranquil oasis with a peaceful pond and multiple areas for gathering. Along the backside, extended decking, stone-clad wood-burning fireplace, and a built-in outdoor kitchen provide an exceptional setting for year-round enjoyment and entertaining. Additional features include reverse-osmosis water systems at the kitchen, primary ensuite and lower bar, water softener, refinished cabinetry, fresh exterior paint, and epoxy floors added to the garage. This extraordinary residence presents an opportunity to enjoy a fully realized masterpiece without the years of design and construction. Located within Stonepine, where expansive natural surroundings, privacy and tranquility meet the convenience of a gated, maintenance-free community.

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