

POPOWICH & COMPANY

PROUDLY PRESENTING

7 Pinecone Lane

Pinebrook Estates.
Rural Rocky View County

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WELCOME TO PINEBROOK ESTATES

Welcome to this one-of-a-kind Pinebrook masterpiece! Renovated over the last 6 years by a professional architect, this stunning late '70's and mid-century inspired estate is perfectly perched on 2.35 acres of land with over 5300 sqft of luxurious finished living space. Exceptional curb appeal as you drive up the tree-lined, newly sealed and coated driveway towards the triple-car garage. From the moment you enter the grand foyer, you will be awestruck by the remarkable Brazilian honed slate and oak flooring, soaring + vaulted tongue and groove ceilings, and meticulous design elements. This home was built with the entertainer in mind, with an open floor plan that facilitates fluid movement and inclusion in a multitude of spaces.





GREAT LAYOUT WITH OPEN FLOOR-PLAN...

The family chef will appreciate the newer all-inclusive kitchen with granite countertops, a huge kitchen island, and a walnut eating bar. Enjoy an intimate dining experience in the dining room large enough to host family and friends with a gorgeous double-sided wood-burning true masonry fireplace with a gas starter.





The Essentials...

MLS	A1246541	CONSTRUCTION	Wood Frame
STYLE	2 Storey	FOUNDATION	Poured Concrete
BEDROOMS	4	ROOF TYPE	Cedar Shake
BATHS	4 Full	GARAGE TYPE	Triple Garage Attached
YEAR BUILT	1981	HEATING	In Floor, Fireplace(s), Forced Air, Natural Gas
COMMUNITY	Springbank	COOLING	Central Air
TAX	\$5,079.00/2022	FLOORING	Hardwood, Stone
SIZE	3,307.99 SqFt (AG), 2,061 SqFt (BG)	FIREPLACE	4 - Dining Room, Living Room, Primary Bedroom, Recreation Room
BASEMENT	Finished, Full	HOA	\$100.00/Annually
EXTERIOR	Stone, Wood Siding		



Bright, beautiful & spacious living...



The great room is the ideal space to relax after a long day with a drink from the wet bar and serene views from the oversized windows and skylights. The upper level great room has wood panels and vaulted cedar clad ceilings, new glass handrails, and office space with built-in shelving. Also on the upper level is a second bedroom with a sliding glass barn door, skylights, 2 new windows, a 3 piece ensuite, and walk-in closet.

THE PRIMARY SUITE

You can escape to the Primary Retreat with Brazilian marble flooring, a private wood-burning masonry fireplace with a gas starter, spa-like 5 piece ensuite with in-floor heating, massive walk-in closet, and a glass covered west-facing sleeping porch with mountain views along the full length of the house perfect for both yoga and sharing a glass of wine.

THE LOWER LEVEL

The lower level features a huge rec room with a fourth wood-burning true masonry fireplace, second wet bar, a gym, fourth bedroom, and den as well as tons of storage space.



EXTERIOR LIVING

The expansive backyard is a private oasis with large west & south facing decks with mountain views, a fire pit, gazebo, hedged vegetable garden, and extensive landscaping affording ultimate seclusion and privacy.



Additional Information...

APPLIANCES Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Refrigerator, Washer, Window Coverings, Wine Refrigerator

FEATURES Breakfast Bar, Built-in Features, Chandelier, Double Vanity, French Door, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows

LOT FEATURES Back Yard, Cul-De-Sac, Gazebo, Lawn, No Neighbours Behind, Landscaped, Many Trees, Views

COMMUNITY FEATURES Clubhouse, Golf, Schools Nearby, Shopping Nearby

OTHER EQUIPMENT Central Vacuum/Attachments

MAINTENANCE New Irrigation System And New Heads, Annual Maintenance Completed On The Cedar Shake Roofing With Estimated Lifespan Of An Additional 25 Years, 9 Triple Glazed Operable Velux Skylights Just Airfreighted From Denmark

GOODS EXCLUDE Antique Doors Hanging In The Living Room, Primary Bedroom And Main Floor Curtains

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