

\$1,399,900 - 31 Pinecone Lane Sw, Rural Rocky View County

MLS® #A2247011

\$1,399,900

4 Bedroom, 3.00 Bathroom, 2,539 sqft
Residential on 2.30 Acres

Pinebrook Estates, Rural Rocky View County,
Alberta

Experience the perfect blend of rural tranquility and city convenience in this stunning home, situated on a HUGE 2.3-acre lot in the highly sought-after Pinebrook Estates community in Rocky View County. Offering over 4,000 sq ft of developed living space, this property provides the space, privacy, and lifestyle you've been looking for—just steps from a beautiful golf course and minutes to the ring road, with easy access to top public and private schools.

Nestled in a peaceful, well-established community, Pinebrook Estates is known for its mature trees, wide-open spaces, and a welcoming, close-knit atmosphere. Residents enjoy paved roads, street lighting, walking paths, and close proximity to the prestigious Pinebrook Golf & Country Club, offering premier golf, dining, and social experiences right in the neighborhood.

This meticulously maintained home combines the charm of country living with the convenience of city services—including city sewer and a community co-op water system (no septic system or drilled well required). Inside, you'll find a massive heated garage, in-floor heating in the basement, soaring vaulted and high ceilings, and an abundance of natural light streaming through large



windows. The entire upper level is a private master suite complete with a 5-piece bath and walk in closet, the main floor features two spacious bedrooms, a full 4-piece bathroom. You'll also enjoy a large, well-appointed kitchen with a bright breakfast nook, a formal dining room, and both living room and family room, offering ample space for relaxing or entertaining.

The fully developed basement includes a two large dens, a full 3-piece bathroom, a large rec room, a games room, and a hobby room or you can use as a bedroom. The hobby room also features a convenient walk-up exterior exit, offering added flexibility and function for extended family or guests.

Outside, you'll find an abundance of space in a serene yard that overlooks mature trees and a beautiful Japanese-style pavilion. Two sheds on the property provide a multitude of storage options for all your needs.

Extensive updates ensure peace of mind and modern comfort:

2019: Interior and exterior painting,
REPLACEMENT OF POLY-B PLUMBING
WITH PEX(in floor heating pipes not included),
new deck, front steps with handrail,
dishwasher, light fixtures (interior & exterior)

2020: New hot water tank.

2022: New washer and dryer, basement carpet and baseboards, and tile flooring on the main level.

2023: New microwave, electric stove, pump for basement in-floor heating, and NEW WINDOWS for the ENTIRE HOME (excluding the garage).

2024: New hood fan, double garage door motor, and freshly recoated driveway.

With its 2.3 acres of beautifully usable land,

unbeatable community atmosphere, and a long list of thoughtful upgrades, this property offers a rare opportunity to enjoy rural luxury living with all the conveniences of city life.

Built in 1988

Essential Information

MLS® #	A2247011
Price	\$1,399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,539
Acres	2.30
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	31 Pinecone Lane Sw
Subdivision	Pinebrook Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3z 3K4

Amenities

Amenities	Other
Parking	Driveway, Heated Garage, See Remarks, Triple Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave,

	Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, In Floor, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Many Trees, No Neighbours Behind, See Remarks
Roof	Wood
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	7
Zoning	R-CRD
HOA Fees	100
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.