# \$1,890,000 - 1 Ranche Drive, Heritage Pointe

MLS® #A2193746

## \$1,890,000

3 Bedroom, 3.00 Bathroom, 2,287 sqft Residential on 0.45 Acres

NONE, Heritage Pointe, Alberta

European Inspired, SAM Award-Winning walk-out bungalow backing west onto a pond in the exclusive enclave of "The Ranche― at Heritage Pointe. The location is outstanding with incredible vistas overlooking the pond area, fabulous professionally landscaped grounds and gardens and walking paths galore. This beautifully appointed home boasts over 4300 developed square feet of designer living space, two fireplaces, a main floor master suite with a gigantic walk-through closet, a luxury spa ensuite with an oversized romantic bathtub and frameless glass shower, high vaulted ceilings, a main floor "Ralph Lauren― library/office, a beautiful new island with a built-in dining table, a gorgeous formal dining room, a butler's pantry and serving area, and a fabulous mudroom leading to the heated triple garage. One of the amazing features is the covered outdoor living room area where friends and family can spend hours around the stone wood-burning fireplace enjoying the beautiful scenery. The lower-level walk-out is an entertaining haven with a full walk-up wet bar area, several sitting areas, a games room, two additional bedrooms and a full bathroom. This is an irreplaceable home in terms of location, finishing and style, a one-of-a-kind architectural design!







Built in 2010

#### **Essential Information**

MLS® # A2193746 Price \$1,890,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,287 Acres 0.45 Year Built 2010

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 1 Ranche Drive

Subdivision NONE

City Heritage Pointe
County Foothills County

Province Alberta
Postal Code T1S 4K1

#### **Amenities**

Amenities Other

Parking Spaces 6

Parking Garage Door Opener, Triple Garage Attached, Driveway, Heated

Garage, Insulated, Oversized, Workshop in Garage

# of Garages 3
Is Waterfront Yes
Waterfront Pond

### Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet

Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Bar, Bookcases, Granite Counters, Quartz Counters, Soaking Tub, Steam Room, Sump Pump(s), Wired for Sound

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer,

Water Softener, Window Coverings, Central Air Conditioner, Bar Fridge,

Garburator, Gas Range, Range Hood, Wine Refrigerator

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Dog Run

Lot Description Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front

Yard, Landscaped, Lawn, Creek/River/Stream/Pond, Underground

Sprinklers, Waterfront

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed February 12th, 2025

Days on Market 79
Zoning RC

## **Listing Details**

Listing Office Coldwell Banker Mountain Central

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