

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

MLS® #A2193746

**\$1,890,000**

3 Bedroom, 3.00 Bathroom, 2,287 sqft

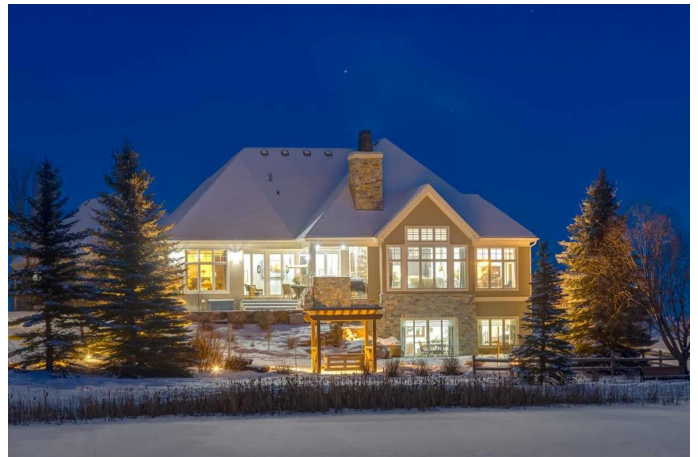
Residential on 0.45 Acres

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 | 76                  |
| Zoning         | RC                  |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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.