

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

MLS® #A2193746

**\$1,890,000**

3 Bedroom, 3.00 Bathroom, 2,287 sqft

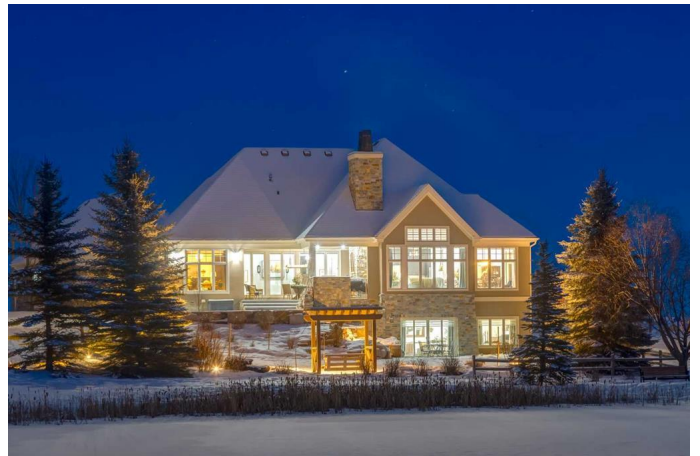
Residential on 0.45 Acres

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	Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in Garage
# of Garages	3
Is Waterfront	Yes
Waterfront	Pond

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood,

	Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, In Floor
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, Front Yard, Landscaped, Lawn, Creek/River/Stream/Pond, Dog Run Fenced In, Underground Sprinklers, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 12th, 2025
Days on Market	66
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.