



GRASSROOTS
REALTY GROUP

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4 Ravine Drive Heritage Pointe, Alberta

MLS # A2223312



\$869,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,472 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full, Walk-Out To Grade

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Water: Public

Sewer: Public Sewer

Condo Fee: \$ 595

LLD: 5-22-29-W4

Zoning: RC

Utilities: -

Inclusions: N/A

Welcome to 4 Ravine Drive. Step into this stunning walkout bungalow villa nestled in the prestigious and serene community of Heritage Pointe, where refined living meets timeless elegance. Backing onto a protected environmental reserve, this home offers unobstructed south-facing views of a lush, mature treed ravine—guaranteeing privacy and tranquility for years to come. Inside, you'll be greeted by a thoughtfully designed open-concept floor plan bathed in natural light from floor-to-ceiling windows and vaulted ceilings that elevate the grandeur of the living space. The main living room features a cozy gas fireplace and flows seamlessly into an elegant formal dining area, perfect for hosting. At the heart of the home is the gourmet chef's kitchen, fully renovated and loaded with functionality and style. Enjoy granite countertops, KitchenAid stainless steel appliances, a cooktop, wall oven, a built-in microwave, and clever custom storage solutions including pull-out spice racks and slide-out shelves. The main floor primary retreat is a true sanctuary, offering a spacious bedroom with a three-sided gas fireplace, a walk-in closet, and a luxurious ensuite. Thoughtful features include a custom dual-sized linen closet that connects the ensuite to the main floor laundry room for ultimate convenience. Additional highlights on the main level include a dedicated office/den perfect for working from home, beautiful oak hardwood floors in excellent condition, upgraded window coverings, central air conditioning, water softener, and vacuflor system. The walkout lower level expands your living space with a massive recreation/family room, two generous bedrooms, a full bathroom, and a covered patio for year-round enjoyment of the surrounding nature. Additional features: two new hot water tanks (May 2022), built-in storage in the double attached garage, south-facing deck and patio

overlooking the untouched ravine, mature landscaping and tree-lined backdrop ensure ultimate peace and privacy. Situated just minutes from south Calgary's best amenities, top golf courses, Launch Pad, and the South Health Campus, this villa offers the rare blend of luxury, nature, and convenience.