



GRASSROOTS
REALTY GROUP

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1 Pinehurst Drive Heritage Pointe, Alberta

MLS # A2257739



\$1,899,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,300 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in G		
Lot Size:	0.76 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Street Lighting, Treed, U		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	Septic Field, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-22-1-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: TV in loft/gym, TV/All Speakers/DVD/Blue Ray Player in basement recreation room, Fridge/Microwave/Dishwasher in basement bar, Wine room Shelving/Racking, Shop Vac & Dust Extraction System in garage, All Cabinets/Shelves/Workbenches in garage, 2 Storage Bins on deck & patio, Pond Pump (as is), Projector/Screen/Speakers/All Components/4 Chair Theater Seats in theater room, Metal Shelving in furnace room.

**** Please click "Videos" for 3D tour **** Stunning, original owner custom built Pinehurst masterpiece - backing SE onto a wooded ravine! This sprawling bungalow plus loft features: 5 bedrooms (could add another one in the loft if needed), 5 full bathrooms & 2 half bathrooms, 0.76 of an acre, over 5800 sq ft of developed living space, walkout basement, large concrete deck & lower patio (wired for hot tub), functional outdoor kitchen, 9 ft/10 ft & 12 ft coffered & backlit ceilings, oversized/insulated/heated/finished garage with epoxy flooring/two - 220 V outlets (ready for electric vehicle chargers)/bike lifts, wine/cold room, basement in-slab in-floor heat, in-ceiling speakers throughout, durable clay tile roof, 12 zone underground sprinkler system, unlimited potential in the loft area (813 sq ft of space & full bathroom), theater room comes with 105" screen & rear projector and much more! Location cannot be beat - tucked inside Heritage Pointe, backing SE onto a wooded environmental reserve, great access to all major routes, all schools pick up/close by and all the amenities 3 minutes away in Calgary. The original owners and taken great care of this home - TOTAL PRIDE IN OWNERSHIP & MOVE-IN READY CONDITION!