



**GRASSROOTS**  
REALTY GROUP

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**14 Pinehurst Drive**  
**Heritage Pointe, Alberta**

**MLS # A2268078**



**\$2,999,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,270 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.86 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Conservation, Cul-De-Sac, Dog Run Fenced		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-22-1-W5
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** NA

Welcome to this stunning executive bungalow located on one of the most coveted streets in Pinehurst, just south of Calgary and backing the Heritage Pointe Golf Course wooded area. Completely renovated from top to bottom, this exceptional residence offers over 6,200 sq. ft. of luxurious developed living space designed for both comfort and entertaining. Set on a private .86-acre treed lot, the home features an incredible outdoor oasis complete with a three-season room, accessible by accordion doors, a swim spa, and multiple spaces to relax or host gatherings surrounded by nature. Inside, the open-concept design showcases high-end finishes, soaring vaulted ceilings, and expansive windows that fill the home with natural light and frame stunning views of the professionally landscaped grounds. The chef-inspired kitchen is equipped with premium appliances, perfect for culinary enthusiasts, while the full bar on the main floor makes entertaining effortless, including a wood burning pizza oven. The walkout basement extends the living space with additional areas for recreation, wet bar, added storage, fitness, or relaxation. Also offering an oversized heated triple garage, underground sprinklers, fenced dog run, and every convenience you could ask for. Every detail has been thoughtfully crafted, creating an elegant, modern retreat that perfectly balances sophistication, warmth, and functionality—an absolute entertainer's dream in one of the most prestigious communities south of Calgary.