



111 Heritage Place SW
Rural Rocky View County, Alberta

MLS # A2283688



\$2,098,000

Division:	Heritage Woods		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	2,676 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Cul-De-Sac, Many Trees, Private, Wooded		

Heating: Forced Air

Water: Co-operative

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Septic System

Roof: Clay Tile

Condo Fee: -

Basement: Full

LLD: -

Exterior: See Remarks

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home

Inclusions: Outside storage shed. Fridge and freezer in garage.

Welcome to an extraordinary estate in Heritage Woods, where luxury living meets the serene beauty of nature just minutes from the vibrant amenities of Calgary. Set on a breathtaking 2-acre lot embraced by towering mature trees, this one of a kind residence offers unmatched privacy in one of the area's most exclusive communities. Here, you can enjoy the tranquility of rural living without sacrificing the convenience of city life. From the moment you step inside, you're welcomed by a stunning open concept design enhanced by rich hardwood floors that flow seamlessly throughout the main and upper levels. The elegant great room impresses with soaring vaulted ceilings, custom built-ins, and a charming wood burning fireplace that creates the perfect ambiance for cozy evenings. The heart of the home a chef inspired kitchen features gleaming quartz countertops, a spacious island ideal for gatherings, and a sophisticated dining area designed for memorable entertaining. Just beyond, a sun drenched bonus room with its own built-ins and second wood burning fireplace offers a warm and inviting retreat. A spectacular glass enclosed home office overlooks the main floor, blending architectural beauty with everyday functionality perfect for those who can also work from home and appreciate inspiring spaces. Upstairs, you'll find three generously sized bedrooms, while the fully developed lower level offers a fourth bedroom ideal for guests or extended family. With a total of 3.5 beautifully appointed bathrooms, main floor laundry, and thoughtfully designed living spaces throughout, comfort meets convenience at every turn. Step outside onto a spacious deck that offers the perfect setting for entertaining guests, dining outdoors, or for simply relaxing and enjoying the beauty of nature. Completing the home is a spacious three car attached

garage, offering both practicality and prestige. The property also allows for a secondary suite accessory dwelling unit, creating exceptional versatility for multigenerational living, extended family accommodations, private guest quarters, or an elegantly designed independent living space. This is more than a home it's a lifestyle defined by elegance, space, and timeless quality. Experience the privacy. Embrace the luxury. Fall in love. A rare opportunity to own a private estate where elegance meets nature, where space meets sophistication, and where every day feels like a retreat.