



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

400 Pine Springs Cove
Rural Foothills County, Alberta

MLS # A2104229



\$2,886,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,446 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Heated Garage, Private Electric		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Heat Pump, Humidity Control, Natural Gas, Radiant, Zoned	Water:	See Remarks
Floors:	Carpet, Hardwood, Tile	Sewer:	None
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RCA
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	Dishwasher (basement), beverage fridge (basement)		

NEW EXECUTIVE HOME by RareBuilt - Situated in Pine Springs at Heritage Pointe, a coveted location with only 22 estate homes completing this community. 400 Pine Springs Cove includes over 6,200 square feet of luxury living space with 5 bedrooms, 3.5 bathrooms, theater room, golf simulator room, and triple car garage. Custom tile, engineered wide plank hardwood floors, rear covered deck coupled with a beautiful outdoor fireplace are just a few of the features in this exquisite home. The kitchen will impress with a Wolf 5 burner gas cooktop, custom hood fan, Sub-Zero refrigerator/freezer, Cove dishwasher, Wolf built in oven and microwave, and 4 foot commercial grade stainless steel Julien Sink. Appliances are paneled and surrounded by high-end custom cabinetry and millwork, a well-established signature for this builder. The open concept main floor showcases an office, dining room and “ceilings in the spacious great room, with large sliding doors creating a unique indoor/outdoor living space. The second level includes the primary retreat with a spa inspired 5-piece ensuite complete with heated floors, dual vanity, oversized shower, and freestanding soaker tub. The large walk-in-closet is designed with custom built-in cabinetry. The fully finished basement includes a large rec room, 2 bedrooms, full bath, and suspended slab that hosts a perfect space for both a theatre and golf simulator. The immaculate mechanical room is home to the 2 Daikin furnaces which include heat pumps and air conditioning as well as 3 zone radiant floor heat. The triple car heated garage is finished with epoxy flooring. Schedule your appointment today!