



**6 Pinehurst Drive
Rural Foothills County, Alberta**

MLS # A2118082



\$1,875,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	4,133 sq.ft.	Age:	2002 (22 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.76 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Landscap		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-22-1-W5
Exterior:	Stone, Stucco	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wood Windows

Inclusions: Pantry Refrigerator, Basement Dishwasher

Welcome to 6 Pinehurst Drive in the beautiful "Country Quiet, City Close" community of Heritage Pointe! This incredibly well maintained 5 beds, 4.5 bath home offers over 6,400 sqft of living space on 3/4 acre of amazing rolling hills and south facing backyard! Upon entry from the large veranda, be greeted by soaring ceilings, rich hardwood floors and the best of family functionality with a large den, built-in shelving, a floor to ceiling stone surround fireplace and oversized arched windows. The kitchen holds all the essentials with high-end stainless-steel appliances, a huge granite kitchen island, built-in hutch, a walk-through pantry with a second refrigerator all connected to your conveniently located laundry facilities and mudroom. To complete the main floor is a formal dining room, powder room and the Master Retreat you can escape to with double garden doors leading to a private deck, stunning chandelier, a luxurious 5-piece ensuite with a walk-in tiled shower/bench seating, and massive walk-in closet with built in organizers. Heading to the upper level are three more spacious bedrooms, one with its own private 4-piece bathroom and the other with a 5-piece master bathroom. The loft compliments the existing office space and is equipped with two built-in desks, cabinetry, and storage. The 400 sqft flex/bonus room allows for additional family connectedness for a theatre room, play room and games all with a gorgeous west facing mountain view! The lower level is an entertainers dream with a fully equipped wet bar complete with quartz countertops, dishwasher, bar fridge and plenty of cabinet space! Enjoy a large rec room with gas fireplace plus a fifth bedroom, 3 piece bathroom, storage room and your own private gym. The south facing private backyard has two stamped concrete patios, a large outdoor shed and a fire pit to overlook the Heritage Pointe green space.

Other upgrades to this home include air conditioning, in-floor heating, new hot water tank and furnace. This is one property you don't want to miss - call for your private showing today!