



**GRASSROOTS**  
REALTY GROUP

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

## 7 Heaver Gate Heritage Pointe, Alberta

**MLS # A2189171**



# \$2,300,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,473 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 575
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	5-22-29-W4
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Sonos Sound System (As-Is), Built-in Dishwasher (Basement), Industrial Bar Fridge (Basement), Basement TV & Wall Mount (Negotiable)		

Like having an acreage you don't have to maintain! Located in "the Rancho", an exclusive collection of Estate homes boasting some of the largest lots in Heritage Pointe, this immaculate, fully finished, walkout bungalow, with over 4600 sq/ft of developed space and triple garage is a rare offering. Sitting at the end of a cul-de-sac, a pond just steps away & backing onto an expansive greenspace looking to the west with views of downtown Calgary to the north; Tranquility & privacy abound where only a select few get to enjoy such impressive settings. A higher level of luxury & craftsmanship including custom hand made ironworks are apparent as you walk through the "entry doors to the foyer, adorned with marble tile & inlaid wood accents. To the left, a library & sitting area are first to greet, followed by a bright corner office sure to help feed the creative mind. Next, the grand living room awaits, with its prominent stoned fireplace & that magnificent view to the outdoors. You can't help but draw your gaze upwards to the high ceilings & the comforting feeling of space & natural light flowing in from the windows. The large dining area can host the largest of gatherings, & the balcony just beyond offers a covered & easily accessible outdoor space. The kitchen overlooks this entire setting, featuring rich dark cabinets, granite countertops, & a full-length island adorned with hand-formed copper sheeting that can comfortably seat half a dozen guests. High end appliances like a Wolf gas stove & built-in fridge/freezers further compliment this chef's paradise, along with a spacious butler's pantry with additional sink, wine fridge & a huge pantry for everything to be stored away. The Primary Bedroom, tucked away discreetly, provides a true escape unto itself, with the same breathtaking views as the living room. A large 6-pc ensuite adds

to this retreat as well as a spacious walk-in closet. Transitioning to the lower level, you'll be greeted by a 600+ bottle temp controller wine cellar with a custom wooden entry door. A stylish basement bar sits adjacent & is perfect for entertaining, stone countertops, custom shelving & an industrial bar fridge. With direct walkout access to the backyard lower patio, it seamlessly blends indoor & outdoor hosting. The centerpiece is the expansive, light-filled family room which is perfect for entertaining. Oversized windows & an open layout create a bright, welcoming space. As you move beyond the family room, you're greeted by a flex space with large mirrors & cork flooring, perfect for a home gym. Two large additional bedrooms, with their own walk-in closets & a jack-&-jill shared bathroom completes the basement. Your private backyard backs onto 13 acres of undevelopable land. The back deck, w/gas hookups & powered sunshades, has scenic views incl. mature trees, gardens & a rare feature in the neighborhood, a private standalone 'luxury getaway shed' offering a cozy retreat centered around a warm fireplace. Must be viewed in person!