



GRASSROOTS
REALTY GROUP

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1 Rancho Drive Heritage Pointe, Alberta

MLS # A2193746



\$1,890,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,287 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple		
Lot Size:	0.45 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Dog R		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Second wine/beverage fridge in basement, microwave in basement, dishwasher in basement, all cabinetry and shelves in the garage		

OPEN HOUSE SUNDAY APRIL 27TH - 2PM TO 4PM. European Inspired, SAM Award-Winning walk-out bungalow backing west onto a pond in the exclusive enclave of "The Rancho" at Heritage Pointe. The location is outstanding with incredible vistas overlooking the pond area, fabulous professionally landscaped grounds and gardens and walking paths galore. This beautifully appointed home boasts over 4300 developed square feet of designer living space, two fireplaces, a main floor master suite with a gigantic walk-through closet, a luxury spa ensuite with an oversized romantic bathtub and frameless glass shower, high vaulted ceilings, a main floor "Ralph Lauren" library/office, a beautiful new island with a built-in dining table, a gorgeous formal dining room, a butler's pantry and serving area, and a fabulous mudroom leading to the heated triple garage. One of the amazing features is the covered outdoor living room area where friends and family can spend hours around the stone wood-burning fireplace enjoying the beautiful scenery. The lower-level walk-out is an entertaining haven with a full walk-up wet bar area, several sitting areas, a games room, two additional bedrooms and a full bathroom. This is an irreplaceable home in terms of location, finishing and style, a one-of-a-kind architectural design!