

\$1,850,000 - 1 Ranche Drive, Heritage Pointe

MLS® #A2193746

\$1,850,000

3 Bedroom, 3.00 Bathroom, 2,287 sqft

Residential on 0.45 Acres

NONE, Heritage Pointe, Alberta

European Inspired, SAM Award-Winning walk-out bungalow backing west onto a pond in the exclusive enclave of "The Ranche" 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!

Built in 2010

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2193746 |
| Price | \$1,850,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,287 |
| Acres | 0.45 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 1 Ranche Drive |
| Subdivision | NONE |
| City | Heritage Pointe |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 4K1 |

Amenities

| | |
|----------------|---|
| Amenities | Other |
| Parking Spaces | 6 |
| Parking | Triple Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Workshop in Garage |
| # of Garages | 3 |
| Is Waterfront | Yes |
| Waterfront | Pond |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Breakfast Bar, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Bookcases, Built-in Features, Chandelier, Closet Organizers, Central Vacuum, Granite Counters, High Ceilings, Steam Room, Sump Pump(s), Vaulted Ceiling(s), Wet Bar |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Wine Refrigerator, Central Air |

| | |
|-----------------|--|
| | Conditioner, Bar Fridge, Garburator, Gas Range, Window Coverings |
| Heating | Forced Air, In Floor |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Dog Run |
| Lot Description | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Dog Run Fenced In, Front Yard, Lawn, Underground Sprinklers, Waterfront |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Stone |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------|
| Date Listed | February 12th, 2025 |
| Days on Market | 94 |
| Zoning | RC |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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