

# \$1,950,900 - 319 Heritage Place Sw, Rural Rocky View County

MLS® #A2222085

**\$1,950,900**

6 Bedroom, 4.00 Bathroom, 4,049 sqft  
Residential on 2.02 Acres

Springbank, Rural Rocky View County, Alberta

Location Superb, nestled in the wooded area of Heritage Woods in Springbank. On 2+ acres of complete Privacy. Situated beside city limits and Stoney Trail for quick access to downtown and around the city. Numerous schools in the area, public, private, Christian, French international, Universities, and the Springbank schools. The Rockyview school bus picks up students in the Heritage Woods development. This home was built by master Italian carpenters. Precise woodwork finishing in light English Brown Oak. All doors are made of Solid wood with matching wood grain workmanship. Over 5800 sq.ft. of developed area, 6 large bedrooms (4 of which have built-in study desks) and all can accommodate king size beds. Four fireplaces, all wood burning with gas log lighters and three have beautiful California Travertine rock finishing. An impressive marble tile front entry with a California Travertine rock wall fountain and waterfall. The basement is fully developed with fireplace, great entertainment areas, wet bar, plumbed for a summer kitchen, gym exercise area (well equipped), finished storage room, 3 furnaces (one for each floor), 2 Hot water tanks, a spacious bedroom, 3-pc bathroom and stairs to the garage. The covered front entry has impressive all brick archways. The exterior of the home is all brick on the main level and cedar siding on the upper level. An oversized 3 car heated garage with openers



and access to the main floor, basement and the rap around deck. Over 50 feet of rap around deck off the main floor with a built-in BBQ that has a 14 ft. concrete counter, 3 gas outlets and plenty of entertainment area. A massive deck off the upper level with 2 sunny seating areas, one on the east side and one on the west. An awesome private yard with plenty of guest parking in the front and a rear yard for games area and gathering around the fire pit. Great for year round entertaining. Easy to show. Possession flexible. Most of the furniture is for sale including the grand piano.

Built in 1980

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2222085                         |
| Price          | \$1,950,900                      |
| Bedrooms       | 6                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 4,049                            |
| Acres          | 2.02                             |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 319 Heritage Place Sw   |
| Subdivision | Springbank              |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z3P3                  |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Cable Connected, Electricity Connected, Garbage Collection, Phone |
|-----------|---|

|                |   |
|----------------|---|
|                | Connected, Underground Utilities, Water Connected, Natural Gas Amortized  |
| Parking Spaces | 15  |
| Parking        | Additional Parking, Asphalt, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Triple Garage Attached, Workshop in Garage |
| # of Garages   | 3   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Bidet, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Wet Bar |
| Appliances        | Built-In Electric Range, Built-In Oven, Dishwasher, Garage Control(s), Gas Water Heater, Humidifier, Oven-Built-In, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings   |
| Heating           | Central, Mid Efficiency, Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 4   |
| Fireplaces        | Basement, Family Room, Gas, Glass Doors, Living Room, Mantle, Master Bedroom, Mixed, Stone, Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Built-in Barbecue, Fire Pit, Gray Water System, Outdoor Grill, Playground, Private Yard, Storage                             |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Paved, Private, Rectangular Lot, Wooded |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Cedar  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 67             |
| Zoning         | Residential    |

## Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.