

# \$1,890,000 - 1 Ranche Drive, Heritage Pointe

MLS® #A2193746

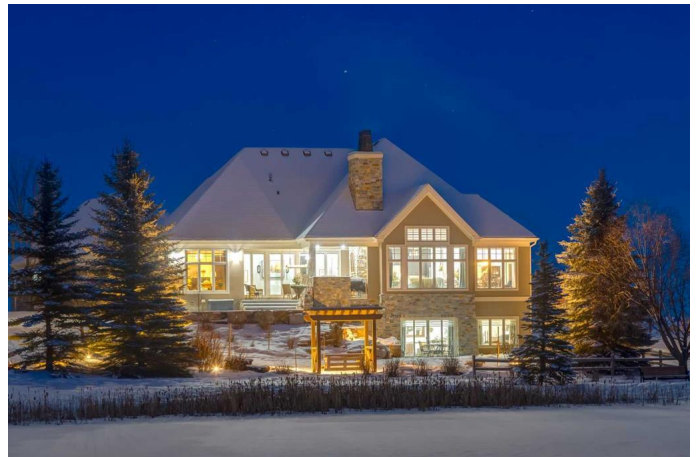
**\$1,890,000**

3 Bedroom, 3.00 Bathroom, 2,287 sqft  
Residential on 0.45 Acres

NONE, Heritage Pointe, Alberta

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 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	\$1,890,000
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	Garage Door Opener, Triple Garage Attached, Driveway, Heated Garage, Insulated, Oversized, Workshop in Garage
# of Garages	3
Is Waterfront	Yes
Waterfront	Pond

## Interior

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

Water Softener, Window Coverings, Central Air Conditioner, Bar Fridge, Garburator, Gas Range, Range Hood, Wine Refrigerator

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, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Creek/River/Stream/Pond, Underground Sprinklers, Waterfront  
Roof Asphalt Shingle  
Construction Wood Frame, Stone, Stucco  
Foundation Poured Concrete

## Additional Information

Date Listed February 12th, 2025  
Days on Market 72  
Zoning RC

## Listing Details

Listing Office Coldwell Banker Mountain Central

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