



GRASSROOTS

REALTY GROUP

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**566 Pine Creek Ridge
Heritage Pointe, Alberta**

MLS # A2286233

\$2,097,000



| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 3,158 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Heated Garage, Insulated, Oversized, Triple Garage Attached | | |
| Lot Size: | 1.44 Acres | | |
| Lot Feat: | Irregular Lot, Landscaped, Many Trees | | |

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|--------------------|---|-------------------|--|
| Heating: | In Floor, Fireplace Insert, Forced Air, Natural Gas | Water: | Cistern, Drinking Water, Private, Well |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 1-22-1-W5 |
| Exterior: | Cement Fiber Board, Shingle Siding | Zoning: | RC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar | | |
| Inclusions: | n/a | | |

Nestled between the City of Calgary and Heritage Pointe, 1+2 bedrooms, 3158 Sq Ft Walkout Bungalow offers a rare opportunity to own an exquisite 1.4-acre ravine property that perfectly blends luxury, comfort, and natural beauty. This extraordinary estate captures the best of both worlds—tranquil country living and easy city access—making it an ideal sanctuary for those seeking privacy without compromise. From the moment you arrive, the property’s serene setting draws you in. Framed by mature trees and sweeping ravine views, this oversized, fully serviced lot provides an unparalleled sense of space and seclusion while remaining only minutes from Calgary’s city limits. Whether hosting lively gatherings or enjoying peaceful mornings on the deck, this bungalow promises a lifestyle defined by balance, elegance, and connection to nature. Completely renovated throughout, this exceptional bungalow showcases refined design and exceptional craftsmanship. The open-concept main floor features vaulted ceilings and a striking two-sided stone fireplace, creating an atmosphere of warmth and sophistication. Sunlight fills the living spaces, emphasizing the home’s flowing layout and high-end finishes that blend timeless charm with contemporary function. At the heart of the home lies a gourmet chef’s kitchen—an inspiring space designed for both culinary adventures and entertaining. Granite countertops, a large island with breakfast bar, and a dedicated scullery kitchen provide both beauty and convenience, seamlessly blending style and practicality. Every element has been thoughtfully curated to create a kitchen that is as inviting as it is functional. The primary suite is a serene retreat offering spa-like luxury with in floor heating, digital shower controls, and a five-piece ensuite designed for relaxation. Each bedroom

includes a walk-in closet, and all bathrooms feature premium finishes that elevate daily routines into indulgent experiences. Transition effortlessly from indoor to outdoor living, where an expansive front deck with a stone fireplace and built-in seating offers the perfect gathering spot for evenings under the stars. The multi-tiered back deck, featuring a built-in hot tub, overlooks the breathtaking ravine—ideal for entertaining or simply unwinding in nature’s embrace. The fully developed walk-out basement expands the home’s versatility with in floor heating, a spacious recreation room with wet bar, a private gym, and a second den or home office. Every square foot is designed for both relaxation and functionality. Thoughtful additions such as an oversized triple garage with in floor heating, a main floor laundry room with full cabinetry, a mud room, and abundant storage space enhance convenience and comfort throughout. With its prime location, meticulous renovations, and unrivaled privacy, This bungalow redefines ravine living. This one-of-a-kind estate delivers the ultimate combination of natural beauty, modern luxury, and effortless convenience.