



GRASSROOTS

REALTY GROUP

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**6 Heaver Gate
Heritage Pointe, Alberta**

MLS # A2315798



\$2,998,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,253 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	220 Volt Wiring, Aggregate, Garage Door Opener, Heated Garage, Insulated,		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	Full	LLD:	5-22-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Sauna, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Additional appliances: second bar fridge, refrigerator in pantry, dishwasher in pantry, two drawer dishwasher in basement, mini split air conditioning in the garage. Infrared sauna, electric wash machine (2 wands, foam cannon and nozzles), commercial RO unit connected to wash machine, truck lift, 30 gallon air compressor, 35' air hose reel and attachments, 2 tire racks, electric ceiling crane, slat wall system in garage, 12 televisions with wall mounts, screen, projector, all electronics associated with the home theatre system

Set at the end of a quiet cul-de-sac overlooking two ponds in the exclusive enclave of The Ranche at Heritage Pointe, this impressive home is surrounded by mature trees and professionally landscaped grounds. A charming covered front porch and stone portico welcome you through the custom wood front door, which boasts six-point locks, arched transom windows and iron details including a speakeasy window. The grand entrance includes a soaring vaulted ceiling and a wallpapered art display wall that separates the foyer from the rest of the home. The elegant main floor includes a cozy home office, a spacious living room with an elegant gas fireplace, a formal dining room with a stylish wet bar and private BBQ balcony, and a designer kitchen, all featuring custom millwork, designer lighting and oversized windows showcasing the tranquil view of the mature trees and ponds. A custom stainless steel range hood sits above a Wolf double oven gas range and is breath-taking focal point surrounded by Bec Woodcraft custom cabinetry. A Subzero refrigerator and freezer flank the entrance to the butler's pantry, which is as stylish as it is convenient. Two Miele dishwashers, a built-in microwave, a second refrigerator, an instant hot water spigot, reverse osmosis drinking water, a coffee bar, two sinks and a grand central island with quartz countertops leave nothing to be desired. Dual sliding doors fully open to the rear balcony, where a wood-burning stone fireplace provides a magical ambiance and retractable privacy screens separate the uncovered dining area and the covered lounge area. The main-floor primary suite boasts peaceful views, a designer walk-in closet, and a spa-like ensuite with dual vanities, a massive glass shower and an elegant free-standing bathtub. An upper-level loft is ideal for guests or a live-in nanny with a stylish wet bar on the landing

and two large bedrooms connected by a jack-and-jill bathroom. The entertaining lower level is fully adorned with custom display cases, shelving and cabinetry and offers two additional bedrooms, two bathrooms, a home gym with an infrared sauna and a fantastic theatre room. An incredible wet bar with a curved island is open to the living and games rooms, where you can walk out onto the covered rear deck with retractable privacy screens. A spectacular feature of this incredible home is the unparalleled, heated, oversized, triple attached garage, which boasts epoxy flooring, 10' ceilings in two bays and 14' ceilings in the third to accommodate a truck lift, a commercial wash station, an electric ceiling crane, a 30-gallon air compressor, a dehumidifier, a mini split air conditioner with two heads, Bec Woodcraft custom cabinetry and the most amazing stainless steel work bench with custom storage drawers to name only a few of the many incredible features. Condo fees include snow removal, lawn mowing and water used for irrigation, ideal for snowbirds and frequent travelers.