



**25 Ravine Drive
Heritage Pointe, Alberta**

MLS # A2322345



\$775,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,421 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape, No Back Lane, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 600
Basement:	Full	LLD:	5-22-29-W4
Exterior:	Stone, Stucco	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to effortless living in the highly sought-after Ravine Villas at Heritage Pointe! Perfectly positioned on a quiet no-through street, this exceptional WALKOUT bungalow villa - backs DIRECTLY onto golf course & offers the peaceful lifestyle so many Calgary, Okotoks & acreage homeowners are searching for - when it's time to DOWNSIZE. OVER 2784 sq ft developed!!!! This area feels SPECIAL the moment you drive in. Quiet...tucked away...neighbours' wave to you, everyone takes care of their properties.... Pull up to #25 & enjoy a large driveway with lovely Curb Appeal!!!! These are ORIGINAL OWNERS. Formal dining room big enough to host all those HOLIDAY and special occasion meals - however provides flexibility & could easily serve as a home office, den or even a second main-floor bedroom if desired. Bright & inviting main floor features soaring vaulted ceilings, maple hardwood flooring PLUS open-concept design that captures beautiful views from both the front & back of the home! The kitchen offers granite countertops, GAS cooktop, built-in oven/microwave, SS Appliances, eat up island & beautiful natural light! Flows seamlessly into BRIGHT dining nook & GREAT room with cozy gas fireplace. Perfect for watching TV, reading, relaxing or enjoying the VIEWS! Transition directly onto your BIG wood deck with gas BBQ hookup. Watch the golfers nearby, enjoy the wildlife that comes to visit, or simply soak in the sounds of nature!!!! The spacious primary suite features a HUGE walk-in closet & 4 piece ensuite and enjoys the same golf course VIEW. Convenient main-floor laundry. Oversized 20'1" x 27'5" double ATTACHED garage features built-in storage & plenty of room for vehicles, golf clubs & hobbies. The fully finished walkout basement offers large family room with SECOND gas fireplace, two generous bedrooms, full bathroom,

STORAGE & direct access to a private covered patio. Condo fees cover insurance, exterior maintenance, snow removal, lawn care, tree maintenance and weekly garbage collection, allowing for true lock-and-leave living. The last unit to sell in this complex was in October 2025. They RARELY come on the market and people LOVE living here! Did I mention AC for warm days ahead and Vacuflo?! Located just minutes from South Calgary, easy roadway access, world-class golf courses, LaunchPad Golf 1min, South Health Campus 8 mins, shopping/amenities 9 mins, this VILLA offers the perfect blend of luxury, nature and convenience. Call today or book a showing so you can start living your best LIFESTYLE...this one won't last!