



**2 Heaver Gate
Heritage Pointe, Alberta**

MLS # A2323539



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,855 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 575
Basement:	Full	LLD:	5-22-29-W4
Exterior:	Stucco	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: Outdoor Furniture

Welcome to an exceptional opportunity in The Ranche at Heritage Pointe, one of the area's most sought-after communities for those looking to simplify without compromise. Perfectly positioned backing onto the pond and surrounded by beautifully maintained, park-like scenery, this executive walkout bungalow offers an elevated lock-and-leave lifestyle in an unparalleled setting. Designed for effortless living, The Ranche's maintenance program takes care of snow removal and exterior landscaping, allowing you to spend less time on upkeep and more time enjoying the things that matter most. The thoughtfully designed main level features a spacious primary retreat with steam shower, complete with direct access to an incredible outdoor living space where tranquil water views and mature surroundings create a private oasis. Elegant and functional, the main floor is tailored for everyday comfort while remaining ideal for entertaining. Upstairs, two additional bedrooms, a full bathroom, and a convenient dry bar provide flexible living space for family and guests, offering privacy and independence when visitors arrive. The fully developed walkout basement expands the home's versatility even further, featuring an additional bedroom and full bathroom, a dedicated fitness room, theatre room, and another wet bar—creating the perfect space for hosting, relaxing, or pursuing your hobbies. This is more than a home; it's a lifestyle. Thoughtfully designed to simplify day-to-day living while elevating your experience, this remarkable property offers the perfect balance of luxury, comfort, and convenience in one of Heritage Pointe's most prestigious enclaves.