



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

16 Ranche Drive
Rural Foothills County, Alberta

MLS # A2341031



\$2,499,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,565 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Aggregate, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insu		
Lot Size:	0.54 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Irrre		

Heating: In Floor, Forced Air, Natural Gas, Radiant

Water: Public

Floors: Hardwood, Other, Tile

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: \$ 575

Basement: Full

LLD: 5-22-29-W4

Exterior: Mixed, Stone, Stucco, Wood Frame

Zoning: RC

Foundation: Poured Concrete

Utilities: See Remarks

Features: Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Control4 System & Related Components, Security System & Related Components, Garage Office Television, Lower Level Microwave, Home Audio System & All Related Components.

Set on an expansive 0.54-acre lot in the established golf course community of Heritage Pointe, 16 Ranche Drive is a beautifully appointed five-bedroom walkout bungalow offering over 4,600 SF of developed living space, exceptional outdoor living, and a standout garage and workshop setup — extensively refreshed with designer upgrades including fresh interior paint top to bottom, a full exterior repaint, brand new designer lighting throughout, new cabinetry hardware, and revamped landscaping. A custom solid wood front door opens to a bright foyer with a trayed ceiling, arched openings, rich hardwood, and immediate sightlines to your backyard oasis. At the centre of the home, the elevated great room features expansive windows, a dramatic full-height slate water feature, and a two-sided gas fireplace shared with the adjoining dining room. The kitchen combines solid-wood shaker cabinetry with leathered granite countertops, a large island, walk-in pantry, illuminated display cabinetry, and a premium appliance package including a Dacor 6-burner gas range, panelled Sub-Zero refrigerator, and Miele dishwasher. The open floor plan flows into the dining area, anchored by the warm fireplace and opening onto your private deck, complete with a seating and BBQ area. Your favourite spot for a quiet moment will be the window-wrapped sunroom, with electric in-floor heat, direct access to the patio, and sweeping views. The main-floor primary suite offers a large walk-in closet with custom cabinetry and a spa-inspired 5-piece ensuite with a dual vanity, granite counters, air-jetted tub, tiled shower with rainfall head and bench, private water closet, and heated floors. A second main-floor bedroom, 3-piece bath with tiled steam shower, and functional mudroom complete the level. The walkout lower level adds radiant in-floor heat, generous family and recreation areas, a wet

bar with bar fridge and microwave, surround-sound ceiling speakers in the media area, two additional bedrooms, a large sun-filled home gym that doubles as a third bedroom, a full bathroom, laundry room, and substantial storage. Outdoors, enjoy an elevated deck with partially covered entertaining area, covered walkout patio, outdoor firepit area, expansive lawn, and mature, newly revamped landscaping framing a serene, private setting. The oversized heated triple attached garage is a major highlight with radiant in-floor heat, epoxy flooring, ideal ceiling heights for car lifts, 220V power, and a separate heated office/workshop. Additional features include a Control4 smart-home system, whole-home audio, central air conditioning, central vacuum, Kinetico water softener, and security system. Summer days are spent minutes from the fairways of the Heritage Pointe golf course, while lawn care included in the community fees delivers worry-free, lock-and-leave living — the ideal snowbird setup. An exceptional opportunity to enjoy the estate lifestyle of Heritage Pointe while staying connected to Calgary's south amenities.