



GRASSROOTS
REALTY GROUP

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18 Ravine Drive
Heritage Pointe, Alberta

MLS # A2342614



\$898,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,644 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: Public

Sewer: Sewer

Condo Fee: \$ 630

LLD: 5-22-29-W4

Zoning: RC

Utilities: -

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Awning(s), 2 Furnaces, Basement Sink

Exclusive ownership in The Ravine at Heritage Pointe villas is a special opportunity and 18 Ravine Drive offers even more lifestyle improvements. Artfully customized and backing Southwest to a beautiful pond (with resident beaver) at Pine Creek Valley, the view and serene atmosphere are visible from graceful rear windows, balcony, and walk-out patio. See iGuide, Site and Floor Plans for 3D tour inside and out. A wide East front Porch graces the Foyer and Vestibule hall, flanked by an Office and open Dining/Flex with Bay windows. Ahead is a gorgeous vaulted Living Room and cozy Fireplace, while to the left are a walk-through Coffee Bar/Butler's plus a Walk-in Pantry, into the incredible Coastal-style Kitchen, structurally extended to give more width, and deep Breakfast/alternate Dining. Enjoy wrapped quartz counters, valance lights and a central slab island surrounded by glass cabinets, computer desk and high-end SS appliances (5-burner gas cooktop, built-in convection oven/microwave/warming drawer, french door fridge/bottom freezer, undermount sink, Miele dishwasher). This space has lovely sliding French doors and exits to full-width Balcony with dual awnings. Retiring and waking feel privileged, as the huge secluded Primary also faces the treed pond and a Dressing Hall allows independent Walk-in Closet or 5-piece Ensuite use. A side-drive Double attached Epoxy-finished Garage gives 2+3-car parking, extra storage/bins, and entry via a unique stair direct to the Knightsbridge developed Basement, or up into the Laundry/Mud with 2 Closets, sink, counter and cabinets. Half bath and linen complete the 1644 sq. ft Main (one of only a handful of homes this size). The lower level is bright due to open railings, big windows and glass door to the Bare Land yard and reserve. The design includes a Wet Bar, wine fridge, Media/Theatre and Games, Fireplace, full

Bathroom and two big privately situated Bedrooms (each with Walk-in Closet). A walk-in Sauna, Workshop, two furnaces, Wine Cellar, under stair storage, room for fridge, freezer and desk-style hobby/crafting, plus utility sink by the "mud entry" from the Garage, all add functionality. MORE perks are flush-mount speakers, Air Conditioning, central Vac, water softener, Phantom screens, decora/dimmers, pot lights, built-in shelving throughout, ceiling fans and painted basement floor - no detail missed! Heritage Pointe is a young hamlet housing ~2000 residents (85% detached dwellings) so maintained lifestyle Lots with irrigation and landscaping are rare. Owners can pop South to Okotoks for relaxed shopping but Calgary amenities, South Health and VIP Theatre are minutes Northward. Meet neighbours for monthly happy hour (35/36 owner occupied units) and a responsive Board interacts quickly with Management/Owners. Documents available and flexible possession.