

# *Modern Farmhouse*

BACKING ONTO THE GOLF COURSE



*Proudly Presenting*

12 RIDGE POINTE DRIVE | FOOTHILLS COUNTY, ALBERTA, CANADA

IN THE COMMUNITY OF HERITAGE POINTE





## COMMUNITY OF HERITAGE POINTE

Located less than five minutes south of Calgary and ten minutes north of Okotoks, Heritage Pointe is ideally situated to offer its residents the quiet of country living without sacrificing the amenities of the city. Drive just a few minutes into Seton in south Calgary and you will find a Save-On-Foods, a Real Canadian Superstore, a massive Cineplex Odeon, the South Health Campus, a YMCA, numerous restaurants including Starbelly Open Kitchen and Lounge, banks and other brand name and boutique shops. Nestled along the Pine Creek Valley is the Heritage Pointe Golf Club. Ranked as one of the best public golf courses in Canada, this picturesque course offers 27 holes, a full-service clubhouse, exquisite dining and fabulous practice facilities. Heritage Pointe is an idyllic setting offering large lots, ample green space, exceptional recreation facilities and low density all without having to take on the extra work that typically comes with country living. Leave the city behind without sacrificing its conveniences and discover how incredible life can be at Heritage Pointe.







## EXCEPTIONAL EXTERIOR ARCHITECTURE

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This exquisite walk-out bungalow backing onto the golf course is located along one of the most coveted streets in Heritage Pointe. Recently fully renovated, this unparalleled property boasts the most stunning curb appeal in the area. The ‘modern farmhouse’ exterior features white painted brick, a charcoal grey garage and front entry door and warm wood accents that include cozy shutters, raised planters, window boxes and a trellis over the garage. Board and baton *Hardie Board* accents have been added under the bay windows and the brand-new landscaping is fully irrigated for minimal maintenance.

Set on .3 of an acre and backing onto the golf course, this home offers plenty of space and privacy. A rear balcony with new glass panels and a retractable awning and the covered lower patio are both fantastic places to sit and watch the golfers in the distance while enjoying the mature trees and expansive lawn.























YOU HAVE ARRIVED...

Upon entering this elegant home through the custom front door, you are greeted by a formal foyer that looks through to the great room picture window and the stunning views of the rear yard and golf course beyond. Directly ahead is the elegant, curved staircase to the lower level, which boasts custom walnut pillars and beams. Recently refinished hardwood floors flow through the open concept main floor and the high ceilings feature elegant crown molding and designer light fixtures, making this home feel incredibly grand.







## MAIN FLOOR GREAT ROOM

Set under a raised ceiling, this room provides some of the best views in the home through the large picture windows that look out across the rear yard. A cozy, two-way brick fireplace with a custom white mantle that flows seamlessly into the built-ins to the side provides a stunning focal point. Walnut beams define the space without sacrificing the open floorplan, making this an ideal place for entertaining or for family gatherings.





## DECADENT 'MASTER CHEF'S' KITCHEN

This beautifully appointed kitchen is sure to impress even the most discerning home chef. Completely gutted and masterfully rebuilt by *Martin's Custom Finishing*, this fully custom kitchen includes full height, white shaker cabinets, numerous lower drawers, gold hardware, shiplap wall detailing and quartz countertops that flow seamlessly into the slab backsplash. The most incredible features of this space are the hand-made, curved walnut range hood with its modern corbels and the coordinating walnut island. The high-end *Jenn Air* appliance package includes a built-in refrigerator with cabinet panels, a six-burner gas range with stunning gold knob detailing, a stainless-steel dishwasher, a built-in microwave and a stainless-steel bar fridge. An apron front, double bowl, black *siligranite* sink features designer black and gold faucets including a reverse osmosis spigot. The custom island was built to maximize seating and counter space and is accented by designer pendants. Dual pantries with pull out shelving provide additional storage.

Set next to the kitchen is an elegant breakfast nook, currently being used as a casual seating area. This special space is designed around the other side of the gas fireplace and features a brick surround stunningly accented with a custom walnut mantle and upper shiplap detailing. The soaring ceiling is highlighted with a round designer chandelier and provides access to the rear balcony.



















## FORMAL DINING

Directly off the kitchen is the cozy yet elegant dining room. Fully reconstructed during the renovation, this room provides lots of space for large gatherings and boasts custom features such as a corner China cabinet and a rustic wet bar with a brick backsplash, floating lit walnut display shelves and gorgeous millwork. The large bay windows overlook the exquisite landscaping in the front yard.









## PRIMARY RETREAT

The spacious primary bedroom is situated perfectly to take in the exquisite view behind the home through large picture windows. A feature wall was beautifully crafted by *Martin's Custom Finishing* and features shiplap flanked on either side with custom walnut paneling.







## LUXURIOUS ENSUITE

A sliding pocket door leads to the spa-like ensuite which offers lots of white cabinetry with gold hardware, new quartz countertops with dual sinks and gold faucets, designer lighting, heated tile floors, a jetted soaker tub under a sunny window with privacy glass and a large shower. French doors lead to the spacious walk-in closet.







## MAIN FLOOR AUXILIARY SPACES

A very large home office is situated near the front entrance and boasts tall ceilings, hardwood floors, French doors and a sunny bay window overlooking the front yard. The incredible mudroom and laundry room were fully redesigned and now offer large closets, hanging space, a walnut bench, high efficiency laundry machines and a convenient sink. Located just off the mudroom is a convenient powder room with a pedestal sink under a gold mirror, designer lighting and hardwood floors.







## LOWER-LEVEL ENTERTAINING

An incredibly elegant, curved staircase boasting applied moldings, walnut beams and hardwood steps leads down to the lower level. Two bedrooms, both with ensuite bathrooms are ideal for children or guests and heated floors keep the luxury vinyl plank warm underfoot. A games area, currently being used as a second seating area, provides access to the rear yard and the cozy family room features elegant built-in display shelving and a very large storage closet. A fantastic bar boasts white cabinetry, quartz countertops and floating walnut shelving and is ideal for entertaining.









# Extensively Renovated over the Past Year

## EXTERIOR

- Replaced the main posts and steps on the back deck
- Replaced non-brick portion the front with *Hardie Board*
- Exterior fully repainted including all man doors and garage doors
- Installed cedar shutters and pergola
- Repaired the irrigation system, including replacing several sprinklers heads
- Re-sloping of eave gutters
- Replaced all down spouts on eave gutters, along with adding two more down spouts to aid in water drainage
- Complete rework of landscaping in the front and back
  - Repaired lawn, added extra topsoil and over seeded
  - Removed two large trees that were overhanging house
  - Added concrete curbing to the front and back
  - Planted over 35 trees and shrubs
  - Added weed protection and washed rock to both the front and back
  - Added man door to the back of the garage complete with a landing/dog run.

## MAIN FLOOR

- Complete gut and rebuild of the kitchen and dining room including the removal of non-load bearing walls to open up the main living area
- All new cabinets, island and quartz counters tops
- All new *Jenn Air* appliances
- New washer and dryer
- Replaced all countertops throughout home
- Added built ins in the dining area
- Added built ins in mud room
- Added shiplap to the kitchen walls and sitting areas

- Added the walnut wall feature in sitting room
- Added millwork trim features above the doors in main area
- Added walnut and shiplap feature wall in the primary bedroom
- Fully repainted the upstairs
- All new lighting on the main floor
- Reworked the cabinets in the ensuite
- Refinished the hardwood floors
- Replaced carpet with hardwood on the stairs to basement, the office, the walk in closet and the primary bedroom
- Sprayed all existing mill work in the office and living room
- Added trim and sprayed the curved half wall surrounding the stairs
- Added brick to both sides of the fireplace and to the dining room coffee area
- Added Walnut beams in the living room
- New blinds in the living room and primary bedroom

## LOWER LEVEL

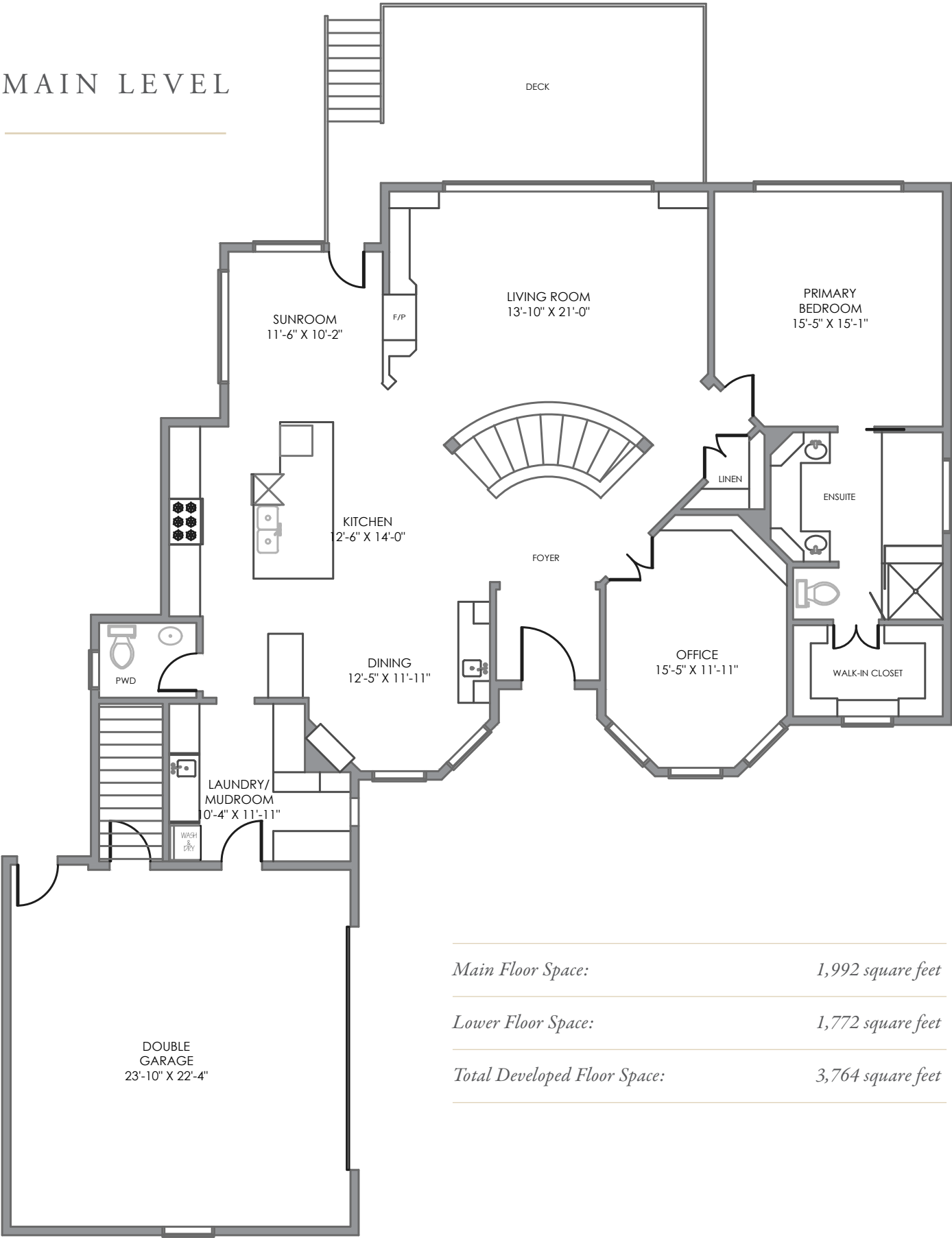
- Replaced all carpet with luxury vinyl plank flooring
- Reworked and sprayed all cabinets and built ins
- Reworked the bar area complete with new counters and walnut shelves
- Added the ensuite to the second basement bedroom
- All new lighting
- Added shelving and the extra storage closet in storage/utility room

## UTILITIES

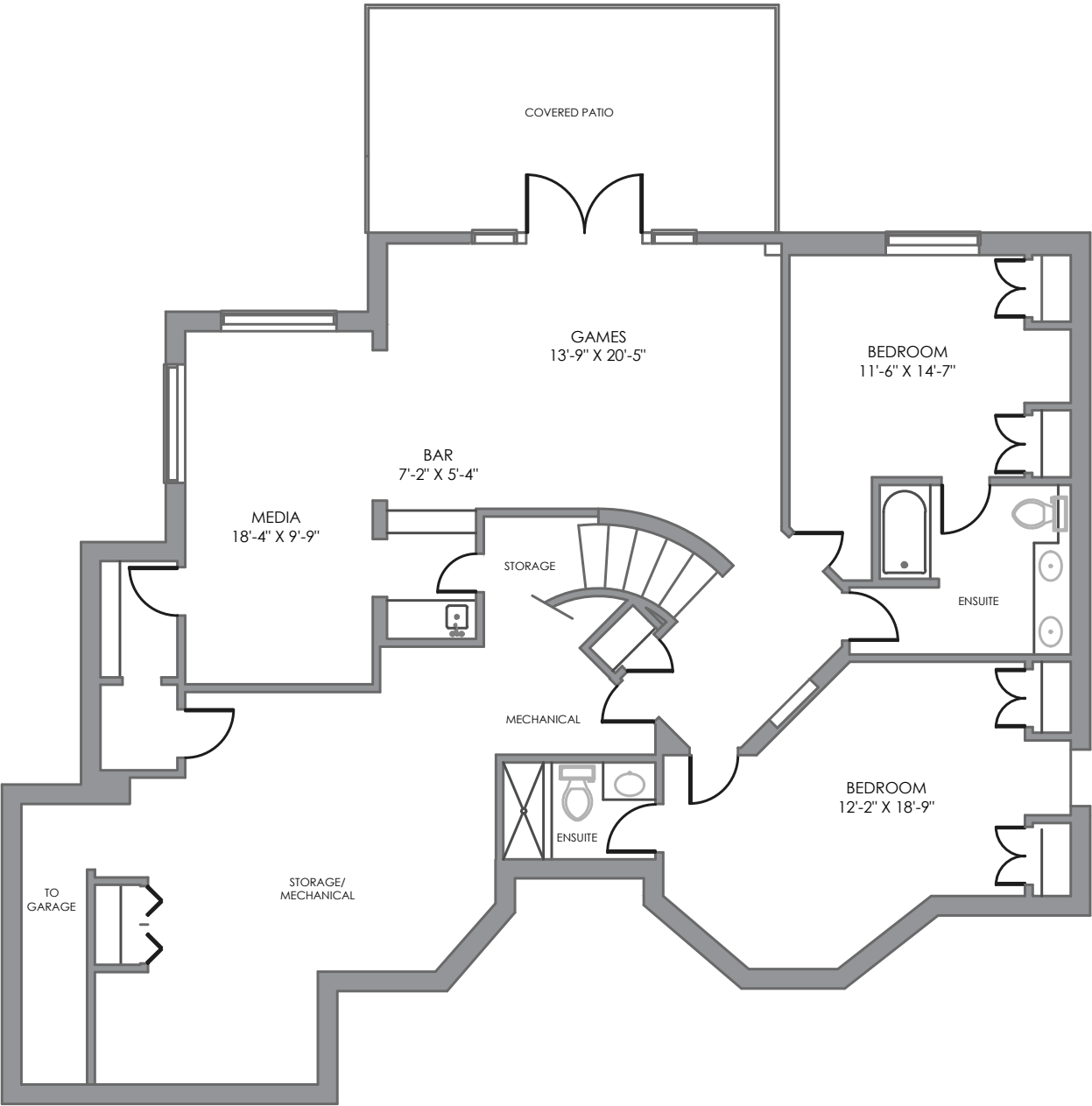
- New on demand hot water system for all house hot water needs including supply for in-floor heat in the garage and the lower level
- Extensive repairs to the in-floor heat system including new filters, axiom tank and glycol
- New sump pump



MAIN LEVEL



Main Floor Space:	1,992 square feet
Lower Floor Space:	1,772 square feet
Total Developed Floor Space:	3,764 square feet



LOWER LEVEL

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DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA





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