



**COLDWELL BANKER**  
**MOUNTAIN CENTRAL**  
**THE STARNES GROUP**

ONE RANCHE DRIVE | CALGARY, ALBERTA, CANADA  
COMMUNITY OF HERITAGE POINTE



*Proudly Presenting*  
ONE RANCHE DRIVE



*Community of Heritage Pointe*



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*Main Floor Space:* 2,286.61 square feet

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*Total Above Grade Floor Space:* 2,286.61 square feet

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*Lower Floor Space:* 2,054.14 square feet

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*Total Developed Floor Space:* 4,340.75 square feet

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*Garage Space:* 951.07 square feet

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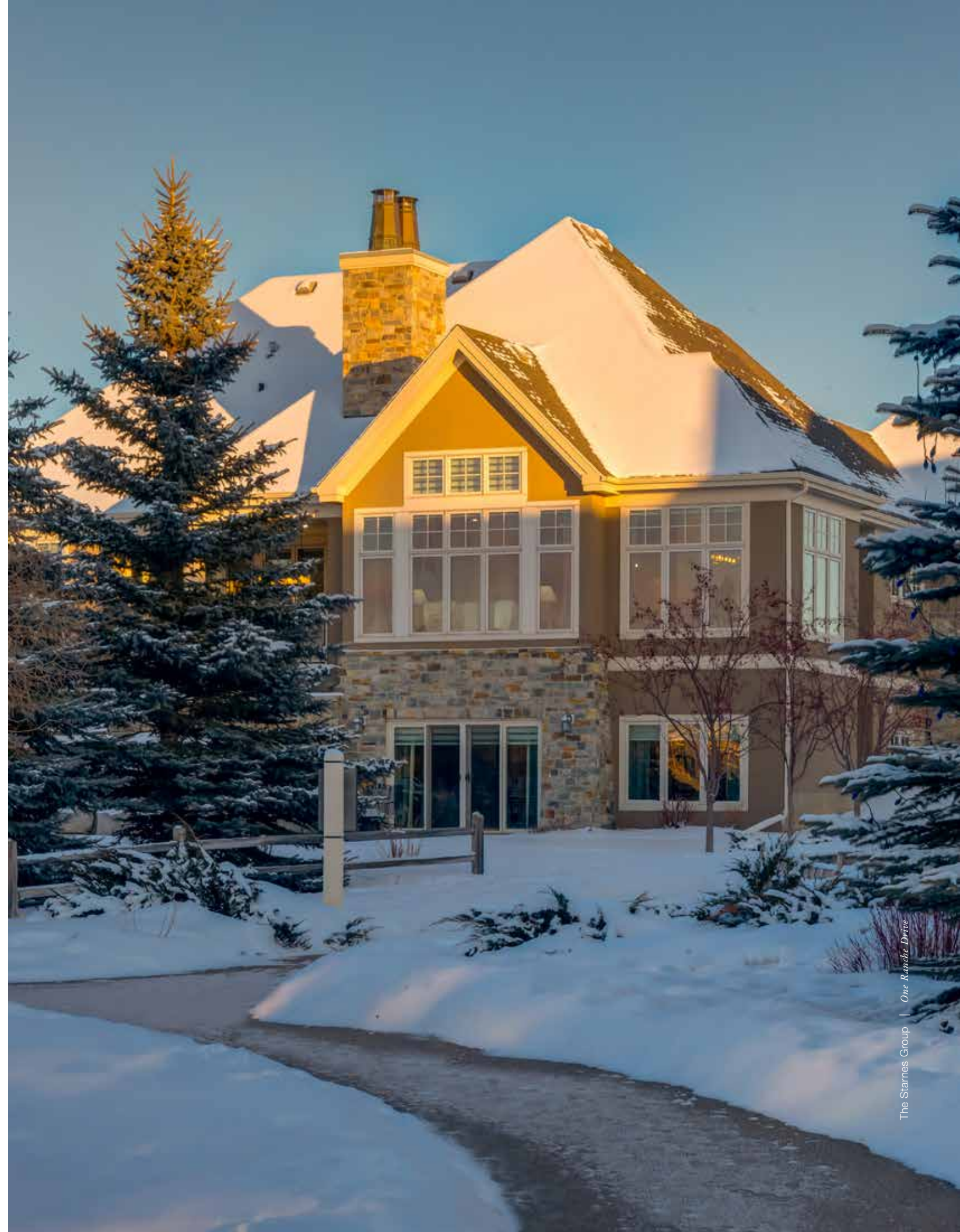
## COMMUNITY OF HERITAGE POINTE

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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.











## ARCHITECTURE

This European Inspired, SAM Award-Winning walk-out bungalow backs west onto a pond in the exclusive enclave of “The Ranche” at Heritage Pointe. The location is outstanding with incredible vistas overlooking the pond area, fabulous professionally landscaped grounds and gardens and walking paths galore connecting to the community. The exterior architecture is stunning with a grand stone covered entrance, steep French rooflines, exquisite window detailing and a base of natural stone encompassing the entire perimeter of the house.





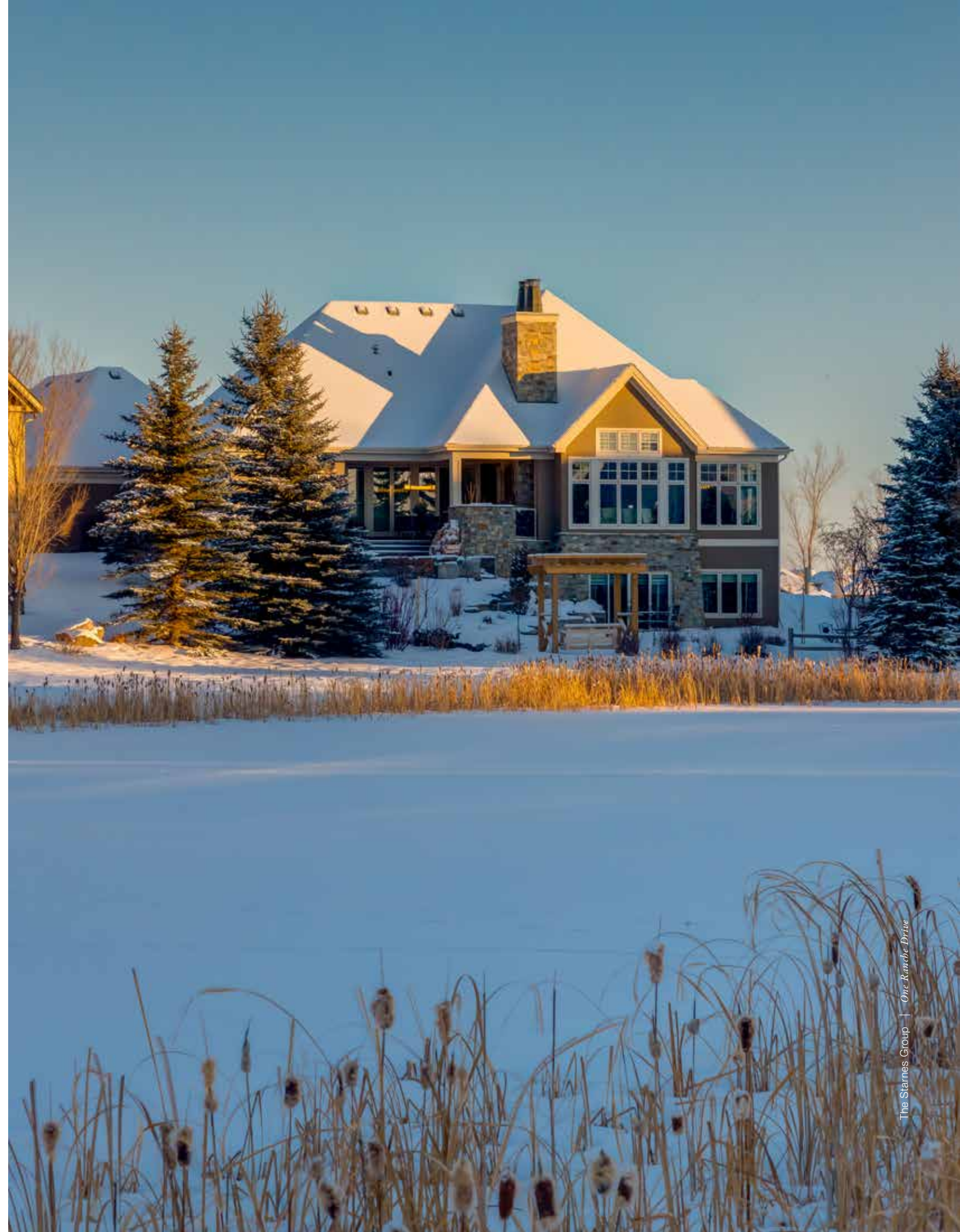


## PICTURESQUE LANDSCAPING

This beautiful home is surrounded by mature trees, professional landscaped grounds and backs onto a magical pond. Over 30 new trees and shrubs were added to the yard over the past year, a concrete patio was added to the backyard along with two flagstone areas, landscaping rock was added to garden beds, and concrete curbing was added to complete the low maintenance landscaping. A lovely pergola with a swing is the perfect spot to take in the beauty of the yard with a morning coffee or afternoon cocktail.











*One of the amazing features of this special home is the covered outdoor living room area where friends and family can spend hours around the stone wood-burning fireplace enjoying the beautiful scenery. This area has a built-in BBQ and room for outdoor dining.*





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## YOU HAVE ARRIVED

As you approach the grand covered and curved front entry, you are immediately taken aback by the incredible stonework detailing, the lantern hanging from the peaked roofline, the stone front planters and the beautiful solid oak front door with a feature window. The cloak hallway features gorgeous wood and chrome chandeliers and two large coat closets leading to the wall of windows overlooking the covered “outdoor living room”. Gleaming engineered maple hardwood flooring, eight-foot interior doors and ten foot ceiling heights add to the majestic feel of this beautiful home.







## MAIN LEVEL LIVING

The great room is open to the kitchen and dining areas and features high vaulted ceilings with story windows set above the large main windows. The central fireplace showcases a floor-to-ceiling surround in a geometric wood design. Patio doors lead to the outdoor deck area. The streams of natural light coming into these rooms is wonderful and uplifting.















## MODERN COUNTRY KITCHEN

This designer ELLE DÉCOR kitchen has a new light gray island with a table extension and white quartz countertops. Artistry-styled iron pendant chandeliers hang over the main island and sink areas. The luxury appliance package includes a *Viking* refrigerator, a *Viking* six-burner gas range, a *Miele* dishwasher, a drawer-styled microwave, and a beverage cooler. Solid wood full height espresso cabinets cover the entire back wall along with the bar/serving area. Beautiful brushed-gold faucets, a natural marble mosaic backsplash around the range, upper display niches and a fabulous butlers pantry finish off this space in grand style.























## DINING SPACE

The light filled space has south and west windows and a modern country linear Candor-styled 5-light chandelier. This space can be adorned with beautiful table linens for formal seasonal gatherings or dressed down for casual family dining. The coffered ceiling detailing coordinates with the other geometric interior design features











## MAIN FLOOR LIBRARY/OFFICE

What an incredible space for a home office overlooking the pond and gorgeous landscaping of the backyard. Escape on a call through the patio doors to the West deck. The entire north wall is panelled with built-in bookshelves, cabinetry and a credenza. The rich colour scheme models a *Ralph Lauren* styled library, and the brass drum shade light fixture and draperies add a soft touch of elegance to this pleasing workspace.







## PRIMARY SUITE

The primary suite showcases a board and batten feature wall with high privacy windows allowing for south sun to enter the space. It is located on the southeast corner of the home providing a quiet retreat away from the other activities of the house.











## LUXURIOUS ENSUITE

The interior design of this special space integrates a barrel-vaulted ceiling from the doorway to the oval window display niche. The dual vanity has a framed mirror to match the rich wood cabinetry. The oversized luxurious bathtub has a granite ledge, a sparkling crystal chandelier set above, a candle niche and a wood surround. The frameless glass shower has a built-in bench, two showerheads, three body jets and an exquisite mosaic patterned tile design. The polished chrome faucets have a modern design and the cabinetry drawer pulls have a nickel floral backplate with detailed knobs.







## DRESSING ROOM

The walk-through dressing room was Feng Shui designed with continuous flow of energy. This closet is a fashionista's dream with extensive built-in drawers, upper display shelving for purses and perfect hanging space for dresses and suits.







## MAIN FLOOR AUXILIARY SPACES

The East laundry room has its own window, a brand-new washer and dryer, extensive storage cabinetry for laundry and cleaning items and an upper display shelf. The back mud room next to the garage has a built-in bench, locker-style hooks and a full closet. The guest powder room features a furniture styled vanity with a raised glass vessel sink, a full height mirror, and a slatted designer wall. The wall leading to the lower level showcases a designer damask wallpaper and a circular brass and glass chandelier. The light fixtures throughout the entire home are stunning.







## LOWER LEVEL

The entertaining space on the lower level is fantastic for family and friends. A cozy area in front of the fireplace is set up for casual conversation and could also be used as a kids play area. A walk-up bar area features a wine fridge, a sink, a drawer dishwasher, a microwave and a beverage cooler. Every room has lovely perimeter ceiling detailing. The television is framed with custom contemporary millwork, the games area includes a built-in side bar area and patio doors lead out to the fabulous backyard. The north storage room is gigantic with plenty of space for seasonal storage items.















## BEDROOM QUARTERS

The private hallway leading to the lower bedroom quarters provides a warm welcome for family and guests. This section of the lower-level features two large bedrooms and a stylish three-piece bathroom with a steam shower.







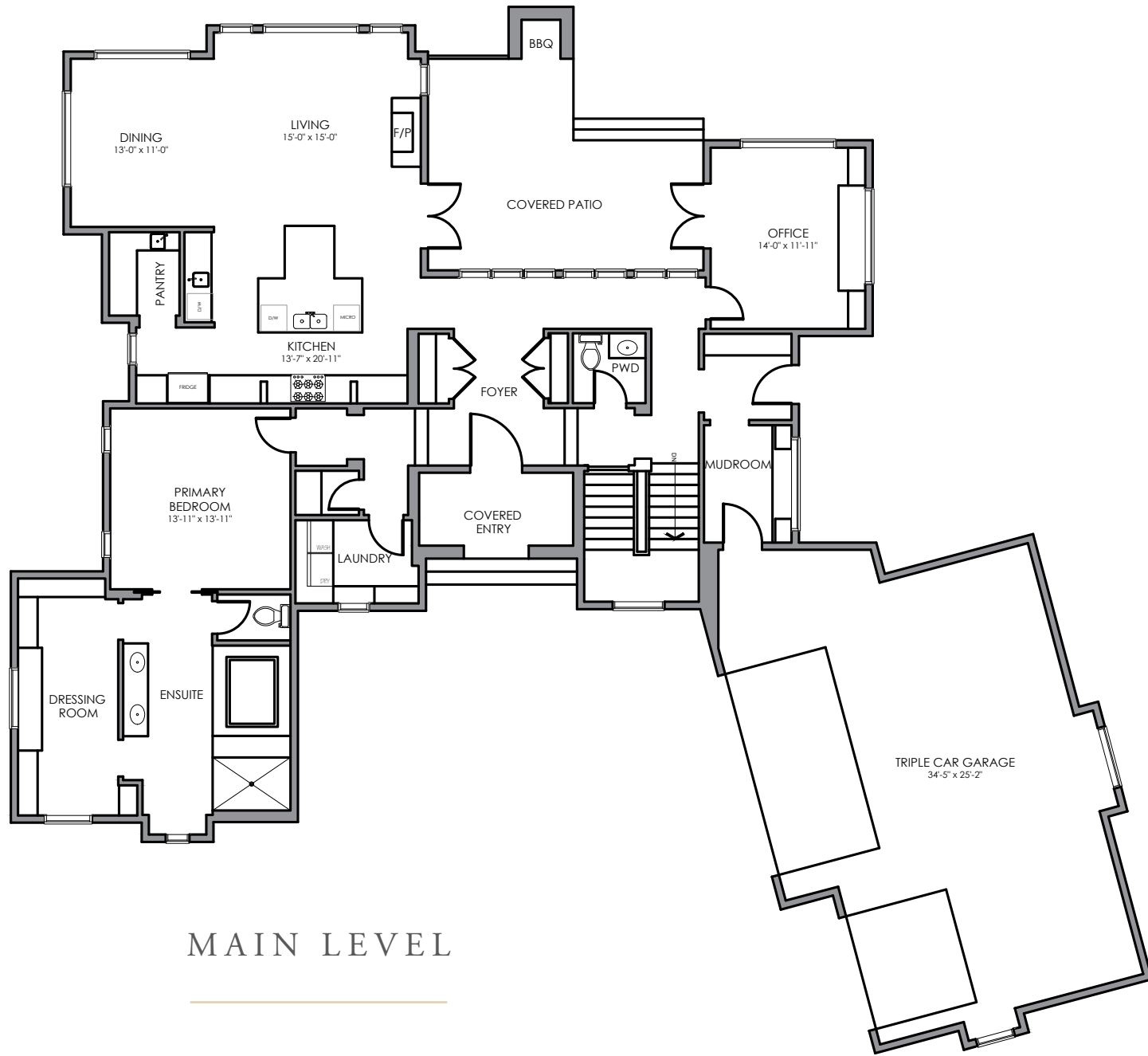
## ADDITIONAL RECENT UPGRADES

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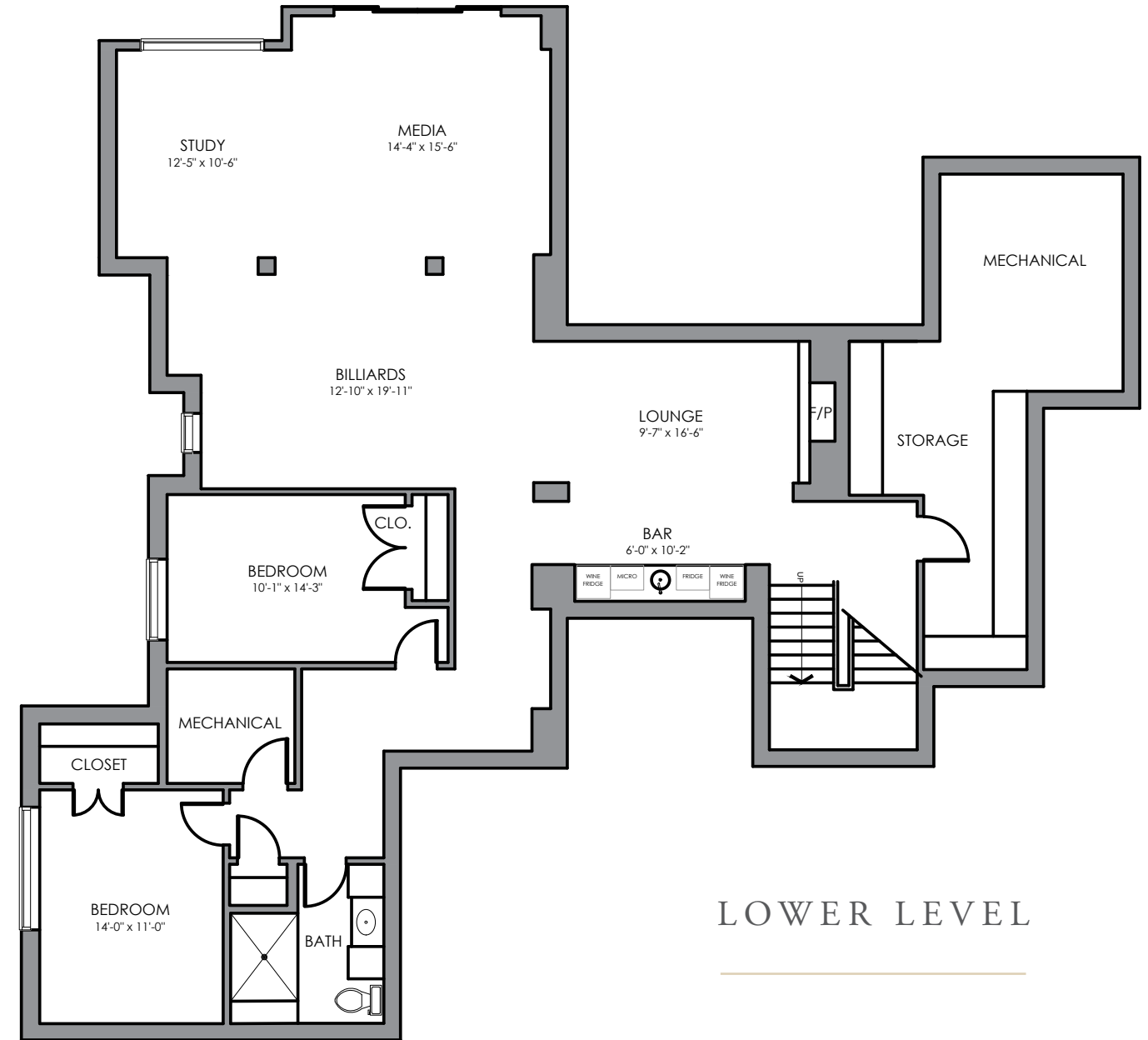
- Exterior stucco and trim have been painted
- One new garage door opener and professional servicing of the garage doors
- Complete service of the in-floor heating system including new glycol
- New water softener
- Kitchen was reworked to integrate the island table
- Kitchen backsplash was replaced
- Prep sinks were added in the kitchen and butlers pantry
- New faucets were put into the kitchen, the butlers pantry and the powder room
- New bar fridges were put into the basement (2) and into the kitchen (1)
- New draperies and window treatments were added
- Custom built-ins were added into the library/office
- New concrete was added to the dog run and to the backyard patio
- Repair and maintenance of windows on the back west wall of the house, replacement of all insulation and confirmation of proper water-tight sealing
- Control 4 system, audio and light control were upgraded
- Designer light fixtures were added throughout the home (\$4K)
- Replaced non-functional blinds in living room, dining area, kitchen and basement (\$6K)
- All concrete – driveway, sidewalks, steps and pads were resealed
- New garburator with air switch
- Landscaping lighting was added







MAIN LEVEL



LOWER LEVEL

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E&O INSURED  
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