

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

6 HEAVER GATE | FOOTHILLS, ALBERTA, CANADA  
COMMUNITY OF HERITAGE POINTE

*Proudly Presenting*  
6 HEAVEN GATE



*Community of Heritage Pointe*



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*Main Floor Area:* 2,463.0 square feet

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*Upper Floor Area:* 790.12 square feet

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*Total Above Grade Floor Area:* 3,253.12 square feet

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*Lower Floor Area:* 2,255.18 square feet

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*Total Developed Floor Area:* 5,508.3 square feet

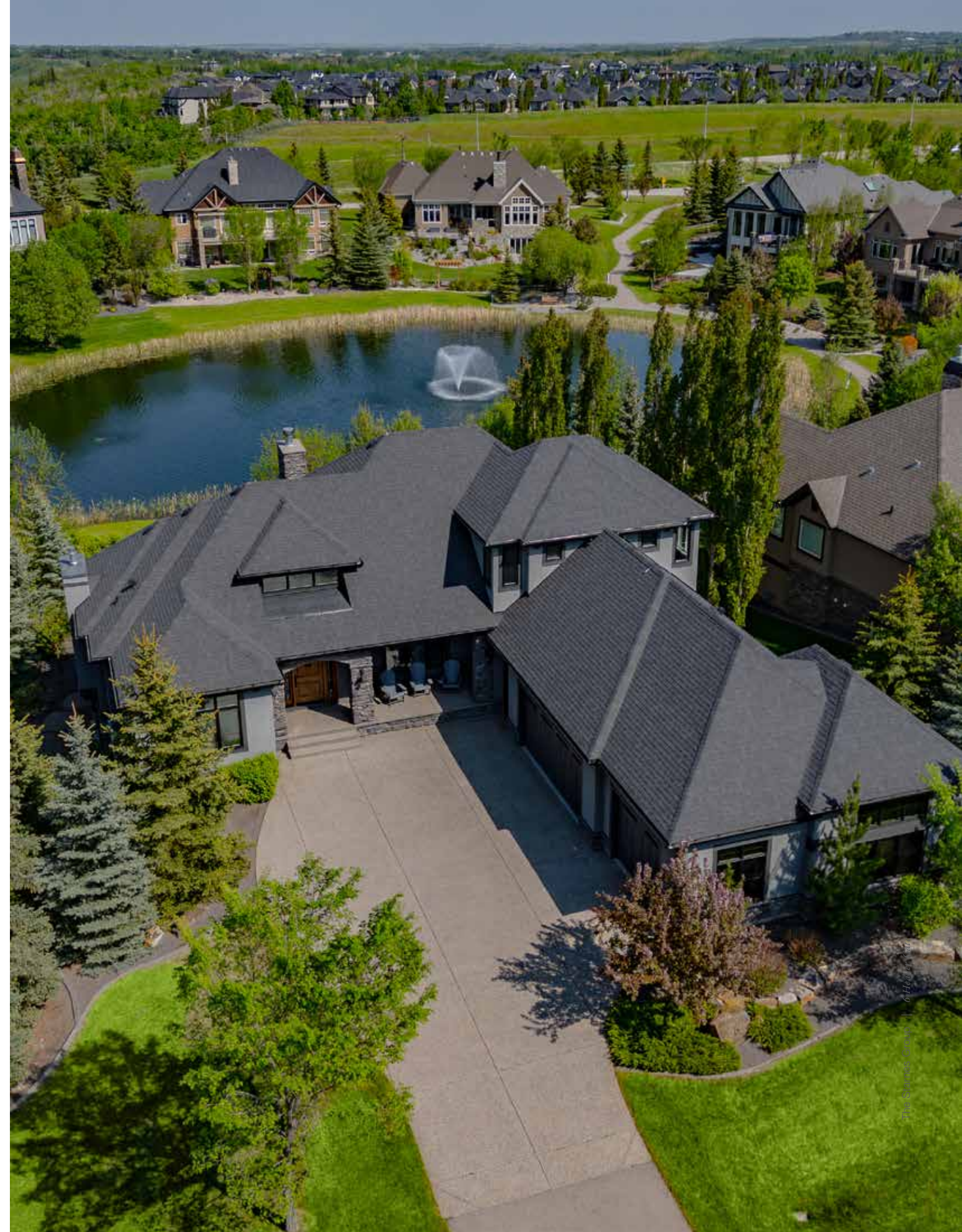
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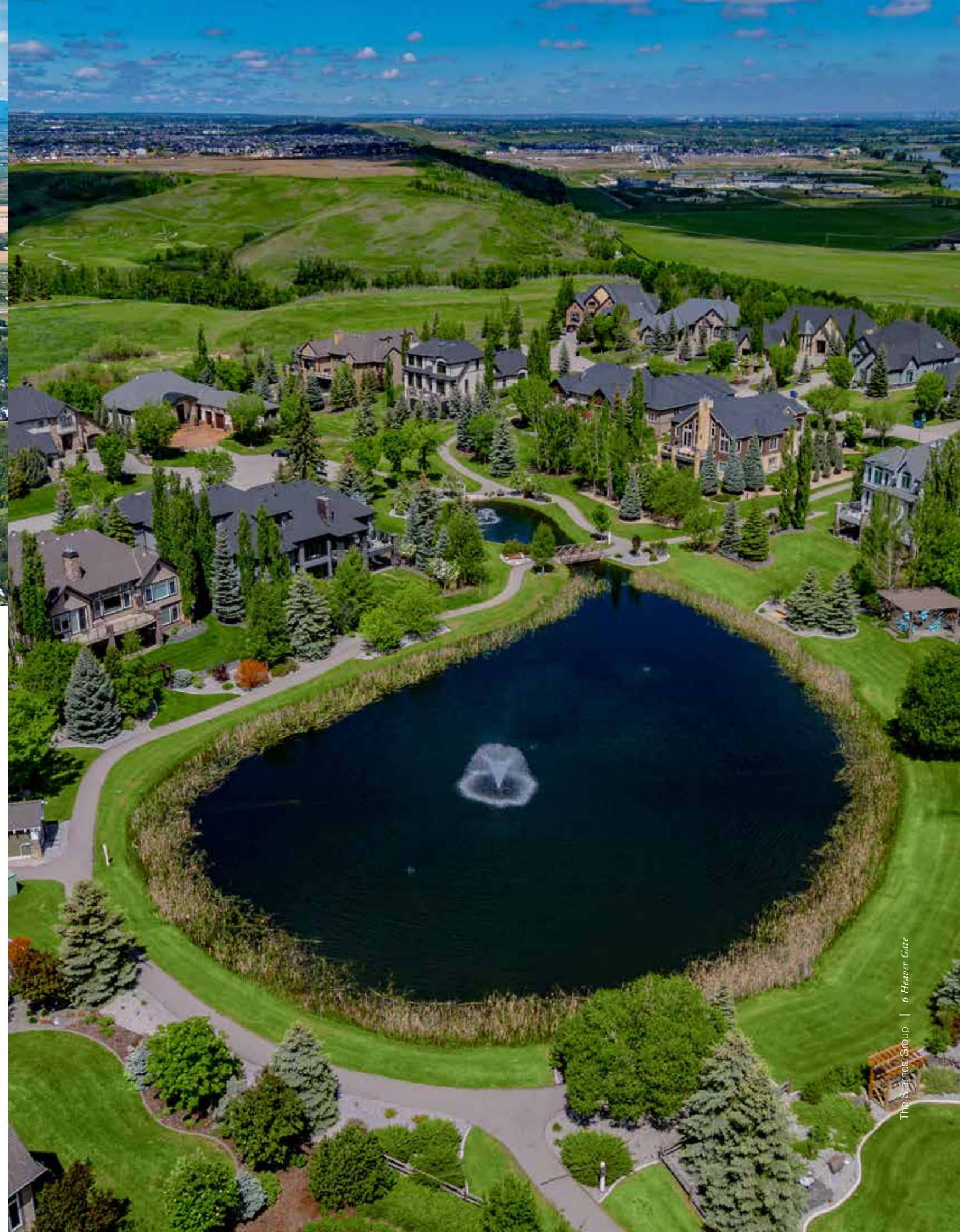
*Garage Area:* 1,252.09 square feet

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*Deck Area:* 696.35 square feet

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## THE EXCEPTIONAL FAMILY 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 SaveOnFoods, 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









## MODERN ARCHITECTURAL DESIGN

This beautifully appointed home offers tremendous street appeal with modern lines and bold design elements and backs onto a pond in the exclusive enclave of The Ranche at Heritage Pointe. The location is outstanding with incredible vistas overlooking the two ponds beside and behind the home, fabulous professionally landscaped grounds and gardens, and walking paths galore connecting to the community. The exterior architecture is stunning with a grand stone portico and covered front porch, steep rooflines, black metal clad windows and natural stone elements.







## PICTURESQUE LANDSCAPING

This beautiful home is surrounded by mature trees, professionally landscaped grounds and is ideally set at the end of a cul-de-sac next to one magical pond and backing onto another. A flagstone walkway leads through the trees to the backyard, where the peaceful sounds of the waterfall transport you out of the city and the community walking path is easily accessible. A fenced in dog run attached to the garage is a safe space for 'man's best friend'.











## YOU HAVE ARRIVED...

A custom wood front door with six-point locks features bold iron details including a speakeasy window. Transom windows on both sides and an arched upper window create a whimsical feeling when lit up at night. Upon entering this grand home, you are immediately greeted by an elegant formal foyer. A vaulted ceiling features a large, polished Chrome chandelier that shines in the light of the upper dormer window. A feature wall clad with designer diamond wallpaper boasts art display sconce lighting and separates the entrance from the rest of the home.





## CONTEMPORARY CLASSIC LIVING QUARTERS

The main floor living room looks like it came from the pages of an architectural magazine. A central gas fireplace with a wood mantle is flanked on either side by custom built-in display shelves that seamlessly flow from the floor into the coffered ceiling. A very large picture window perfectly showcases the stunning view of the trees and pond behind the home.







## A DESIGNER CHEF'S KITCHEN

The designer kitchen is sure to impress even the most discerning home chef. Numerous full-height white shaker cabinets adorn the walls and quartz countertops with rounded edging flow throughout the space. A very large central island is highlighted by two large, polished Chrome candelabra style pendants, provides additional seating at the breakfast bar and includes storage on all four sides as well as a custom cabinet with a 'pull up' mixer station. The far wall spectacularly features the *Wolf* double oven gas range and custom 86" stainless steel hood fan. White corbel walls feature pull-out spice racks and are adorned with scone lighting, creating an elegant cooking alcove. A pot filler is set into the grey subway tile backsplash, lower drawers are featured in both wood and white, numerous upper cabinets, including above the range hood, add to the incredible amount of storage and lit glass doors are perfect for displaying elegant dish ware. A built-in stainless steel *SubZero* refrigerator and freezer are separated by the cased opening and glass panelled pocket door to the butler's pantry, where you will find an additional refrigerator, a built-in microwave, a second *Miele* dishwasher, a coffee bar, an additional workspace with a second sink that features instant hot water and an abundance of additional storage. Under cabinet lighting, polished chrome cabinet pulls and reverse osmosis drinking water complete this designer kitchen.





Dual sliding glass doors open fully to a large balcony with glass railing. 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. Retractable privacy screens keep this cozy area free of pests and separate this space from the uncovered outdoor dining area.





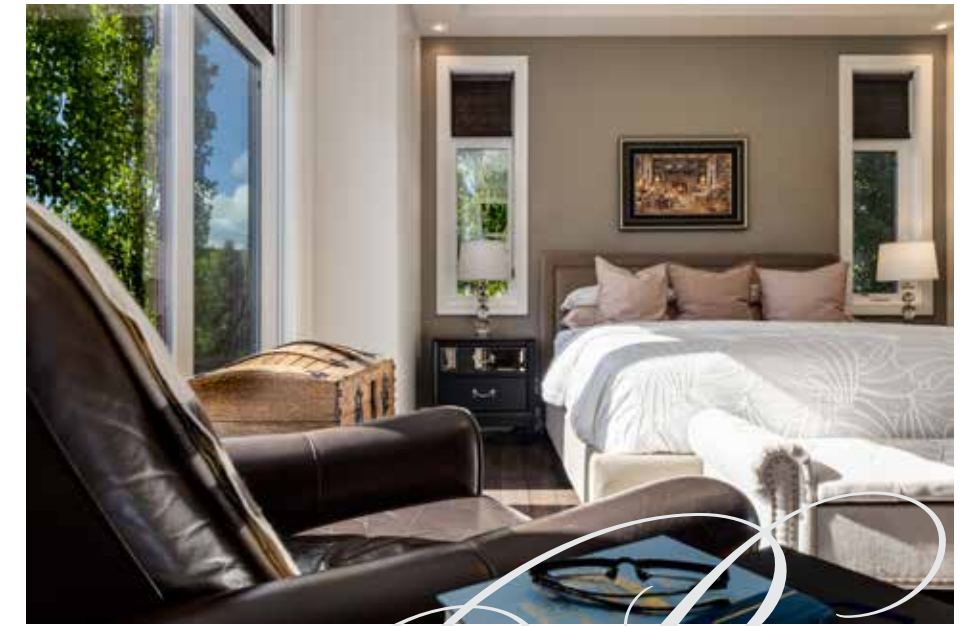


## FORMAL DINING WITH A VIEW

Set just off the kitchen is a spacious dining area with room for a very large table set under a polished chrome and crystal drum chandelier. A large picture window allows you to dine while enjoying the incredible view of the pond and a private BBQ balcony keeps the mess of grilling away from guests. A convenient wet bar adorns the rear wall, offering additional cabinetry, a bar sink, hanging glassware, and a caterer's counter space.







## MAIN FLOOR PRIMARY SUITE

The primary suite is located on the main level and features hardwood floors, an elegant drum chandelier, transom windows flanking the bed and a large picture window showcasing the pond through the trees.





## SPA-LIKE ENSUITE

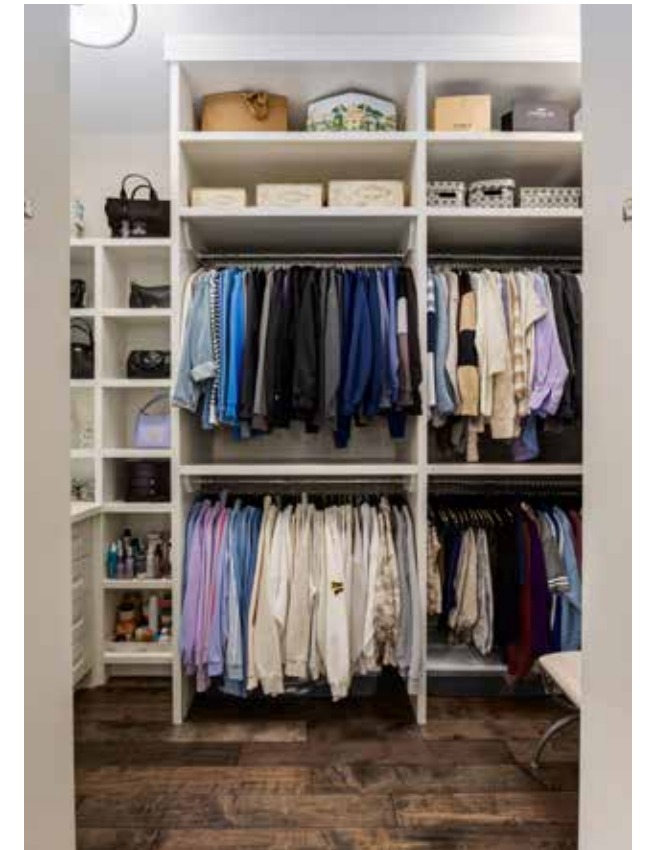
The spa-like ensuite boasts heated tile floors, dual vanities with quartz ceasarstone counters in Bianco Drift, full height vanity cabinets that integrate seamlessly with the custom framed mirrors and designer sconce lighting. An elegant freestanding tub includes a polished chrome deck mounted faucet, is ensconced by tile wainscoting that runs the length of the rear wall around a sunny window and sits beneath a crystal globe chandelier. An extremely large, stunning central glass shower with dual shower heads completes this luxurious space.





## WALK-IN CLOSET

The walk-in closet offers a dedicated space for all your treasures and includes custom built-ins, dedicated shoe storage, a bank of drawers and upper display shelves for showcasing designer handbags.





## MAIN-FLOOR AUXILIARY SPACES

Next to the primary suite is a large laundry room that features ample quartz counter space, a hanging station, numerous upper cabinets and lower drawers, high efficiency laundry machines and an under mount utility sink beneath a sunny window.



The mudroom is every family's dream, boasting numerous white cabinets with custom storage for outerwear and shoes, a large French-door closet, and a storage bench topped with a custom locker.



Located directly off the front foyer is a spacious home office/den that offers a custom workspace including lower built in cabinets for filing and storage. Upper built in white display cases with fixed shelving. Two large transom and one smaller transom window overlooking the small pond and driveway flood the room with natural light while showcasing the beautiful landscaping.



A powder room with a full vanity features a vessel sink, quartz countertops, moon dust pendent light and a glass framed mirror.



## DREAM GARAGE

The heated, oversized triple attached garage feels like an extension of the home. The sloped floor is fitted with drains and finished with *polyaspartic* flake floor coating that also covers the lower part of the walls, allowing you to wash your vehicles with ease using the commercial five horsepower electric 220 wash machine. A commercial reverse osmosis system is dedicated to the wash machine, and a commercial dehumidifier ensures a comfortable environment. 10' 8" ceilings allow for an abundance of upper storage and the 14' ceiling in third bay accommodates the *Lift King* XXL truck lift, which can store a truck both on and below the upper platform. *Bec Woodcraft* custom designed and fitted all the cabinetry in 2021 to include purposeful storage solutions for everyday items, such as garbage and recycling bins, sports equipment and household supplies. Stainless steel countertops and toe kicks are easy to keep clean, and all the drawers are built with custom inserts and removable trays for perfect organization of tools and supplies. Thoughtful additions that speak to the level of care taken throughout the entire home include extra heavy duty hardware and slides in all of the drawers, plastic bins to house chemicals that could damage shelving, lined drawers for protection, six-point locks in the man doors, direct drive door openers in overhead garage doors C/W deadbolts, flush mounted LED ceiling lights and LED under cabinet lighting. Additional storage solutions boast a slat wall hanging system, a full-sized *LG* refrigerator and freezer, an electric ceiling crane to lift tires into the two wall mounted tire racks and a sliding barn door that houses a *Sanborn* 30-gallon air compressor and a 35-foot air hose reel with attachments. A mini split air conditioning unit with two heads keeps you cool in the summer, and a wall mounted television means you can watch your favourite shows while working on whatever project your heart desires.









## UPPER-LEVEL CHILDREN'S QUARTERS

A brightly lit staircase lined with iron spindles leads to the second level loft. The treads are carpeted for safety, but the risers underneath have been finished to accommodate hardwood. At the top of the landing is a wet bar with a stainless-steel beverage cooler, reverse osmosis drinking water and ample cabinetry ideal for teenagers, guests or a live-in nanny. A substantial candelabra chandelier is a showstopper hanging above the winding staircase.





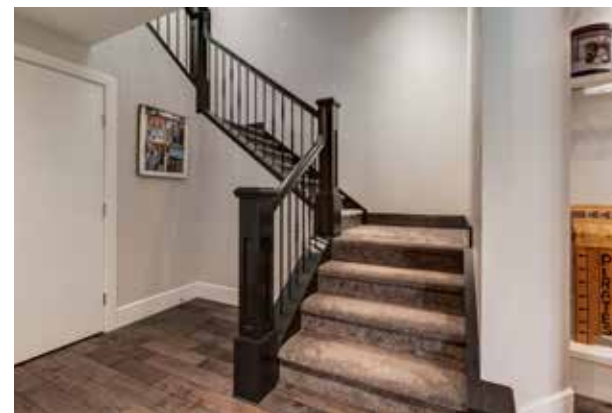
Two large bedrooms are separated by a jack-and-jill bathroom, which offers two sinks and a door separating the vanity from the bathtub and shower.





## LOWER-LEVEL ENTERTAINING

The spacious family room boasts custom glass sports paraphernalia display cases and is open to the games room, which is surrounded by large windows and features a modern 'sputnik' ceiling light. A glass garden door provides access to the covered rear patio, which also features retractable screens for added comfort and privacy.





A spectacular 'entertaining' bar is open to the family room and features a large, curved quartz island with seating for four, a two-drawer *Fischer and Paykel* dishwasher, a beverage cooler, a bar sink with reverse osmosis drinking water, custom wine storage and an abundance of display shelves and cabinetry.



The walk-out lower-level boasts heated hardwood floors, two additional bedrooms, a full bathroom with two sinks and a separate shower area, and a 'guests' powder room, accessed through a vestibule of custom display shelves.





# HOME GYM

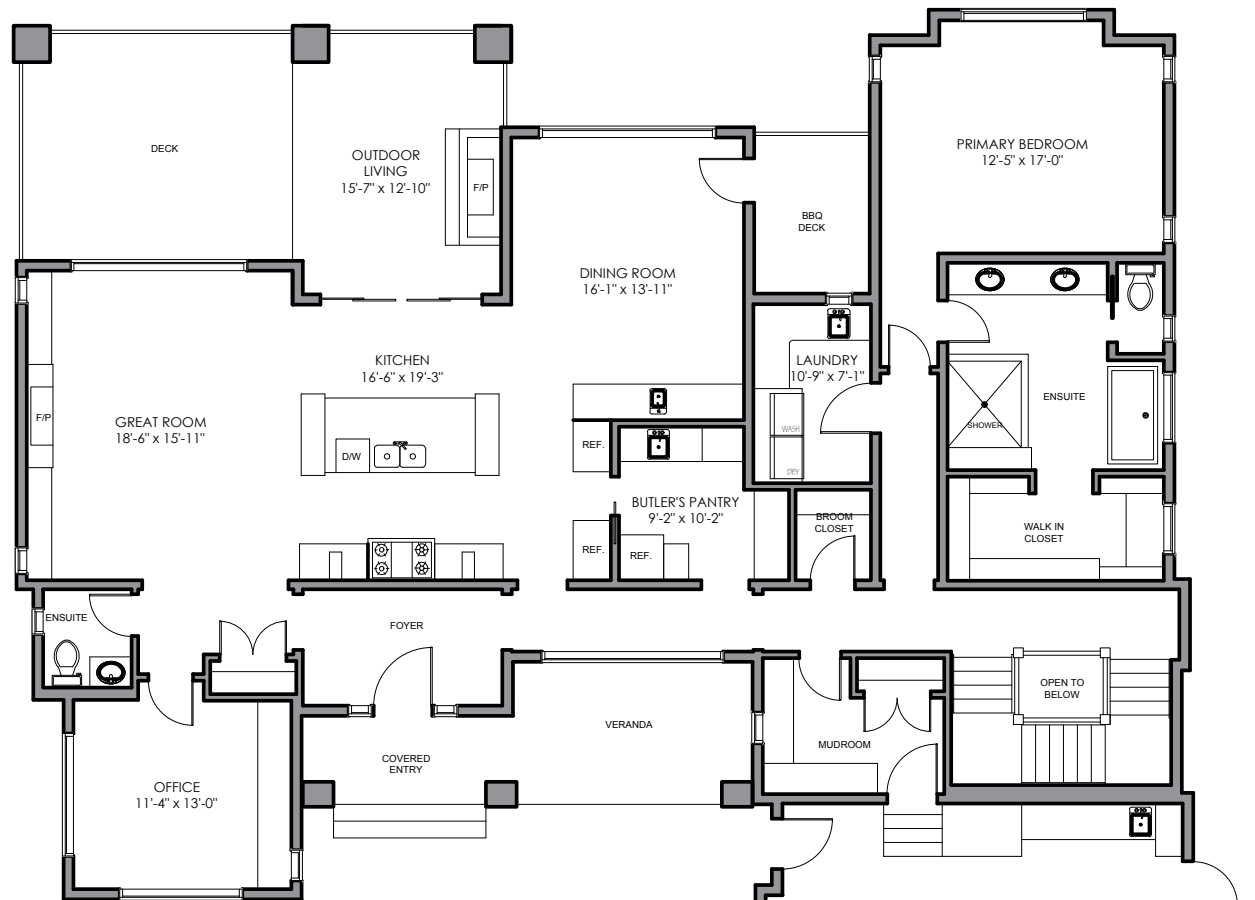
A home gym with Cork comfort flooring with an infrared sauna. Enjoy the beautiful pond/fountain view through the large picture window while working out. Lower level also features a cozy home theatre with bulkhead rope lighting, built in storage drawers and *Roxul* three-inch sound insulation completing this fantastic entertaining space.



## ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

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- Corner lot at the end of a cul-de-sac overlooking two ponds and a charming bridge
- Custom wood front door with surrounding arched transom windows, a speakeasy window, steel accents and six-point locks
- Designer lighting throughout
- Engineered maple hardwood floors (Color: Tanzania, matte finish)
- *Bec Woodcraft* custom cabinets and millwork throughout home and garage
- Five bedrooms
- Three full bathrooms, all with dual vanities
- Two powder rooms with full vanities
- Instant hot water spigot in the butler's pantry
- Full sized laundry room with a high efficiency *LG* steam washer and dryer
- Central vacuum system with attachments
- *Kinetico* whole house reverse osmosis system to three dedicated spigots and two ice makers
- Water softener
- Central air conditioning
- Twelve wall mounted televisions
- Kitchen cabinet with a pull up mixer shelf
- Eighty-six-inch custom stainless steel range hood
- Pull out spice racks
- Pot filler
- Entertaining wet bar in the formal dining room
- Dedicated BBQ balcony
- Retractable phantom screens around the balcony seating area and the rear patio
- In-floor heating in the basement, garage and primary ensuite
- Brand new boiler
- Plywood subfloors
- 200-amp electrical service
- Underground sprinklers to the lawn and shrub beds that are fed from the pond
- Back up irrigation system
- Infrared sauna
- Wood-burning fireplace on the rear balcony
- Charming covered front porch
- Spacious backyard storage shed with a locking door built-in under the BBQ balcony
- Speakers in the kitchen, primary ensuite, gym, games room, loft, garage and on the upper deck and lower patio
- Walkout basement with nine-foot ceilings
- Fenced in dog run
- Home gym with cork flooring
- Home theatre with *Roxul* three-inch sound insulation
- Bulkhead rope lighting in the home theatre
- Secure storage room with a solid locking door under the stairs
- Numerous custom display cases and shelving
- Ten-foot ceilings in the living room
- Nine-foot ceilings in the basement and loft
- Eight-foot doors on the main floor
- Butler's pantry
- Loft with a full wet bar, two bedrooms and a jack-and-jill bathroom
- Walk out basement
- Basement wet bar
- Staircase risers have been finished to allow a switch from carpet to hardwood
- A spectacular oversized triple attached garage outfitted in 2021 to include:
  - *Bec Woodcraft* custom cabinets
  - LED under cabinet lighting
  - Drawers with extra heavy duty hardware and slides and custom inserts with removable trays
  - Stainless steel counters
  - *Polyaspartic* flake floor coating on the floor and stub wall
  - Radiant in-floor heat
  - Stainless steel toe kicks
  - Slat wall hanging system
  - Flush mount LED ceiling lights
  - Sloped floors outfitted with drains
  - 10' 8" ceilings in the first two bays
  - Vaulted 14' ceilings in the third bay
  - *Lift King* XXL truck lift that can accommodate a truck below and on the upper deck
  - Mini split air conditioning unit with two heads
  - Commercial dehumidifier
  - Commercial five horsepower electric wash machine with two wands, a foam cannon and nozzles
  - Commercial reverse osmosis unit dedicated to the wash machine
  - *Sanborn* 30-gallon air compressor and a 35-foot air hose reel with attachments housed behind a sliding barn door
  - Electric ceiling crane
  - Two wall mounted tire racks
  - Mounted television
  - Full-sized, stainless-steel *LG* refrigerator and freezer
  - Direct drive door openers C/W Dead bolts
  - Six-point locks in the man doors
  - Two 220-volt wall plugs



## MAIN LEVEL

Main Floor Area: 2,463.0 square feet

Upper Floor Area: 790.12 square feet

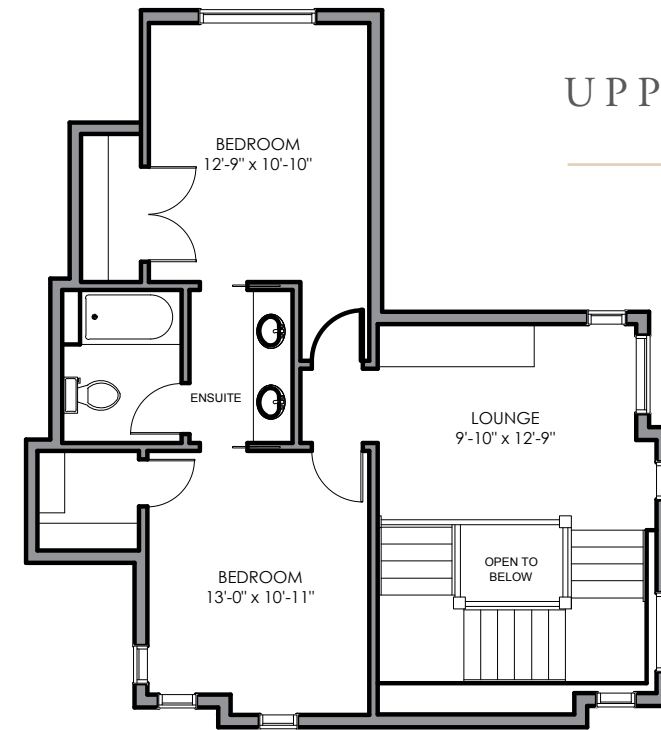
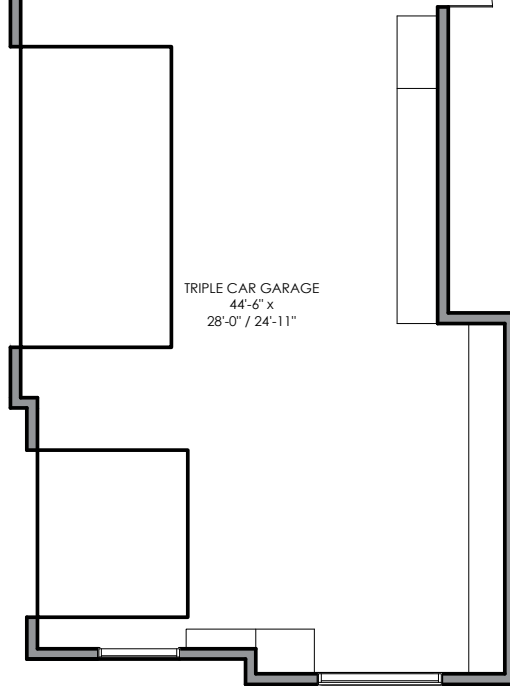
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Lower Floor Area: 2,255.18 square feet

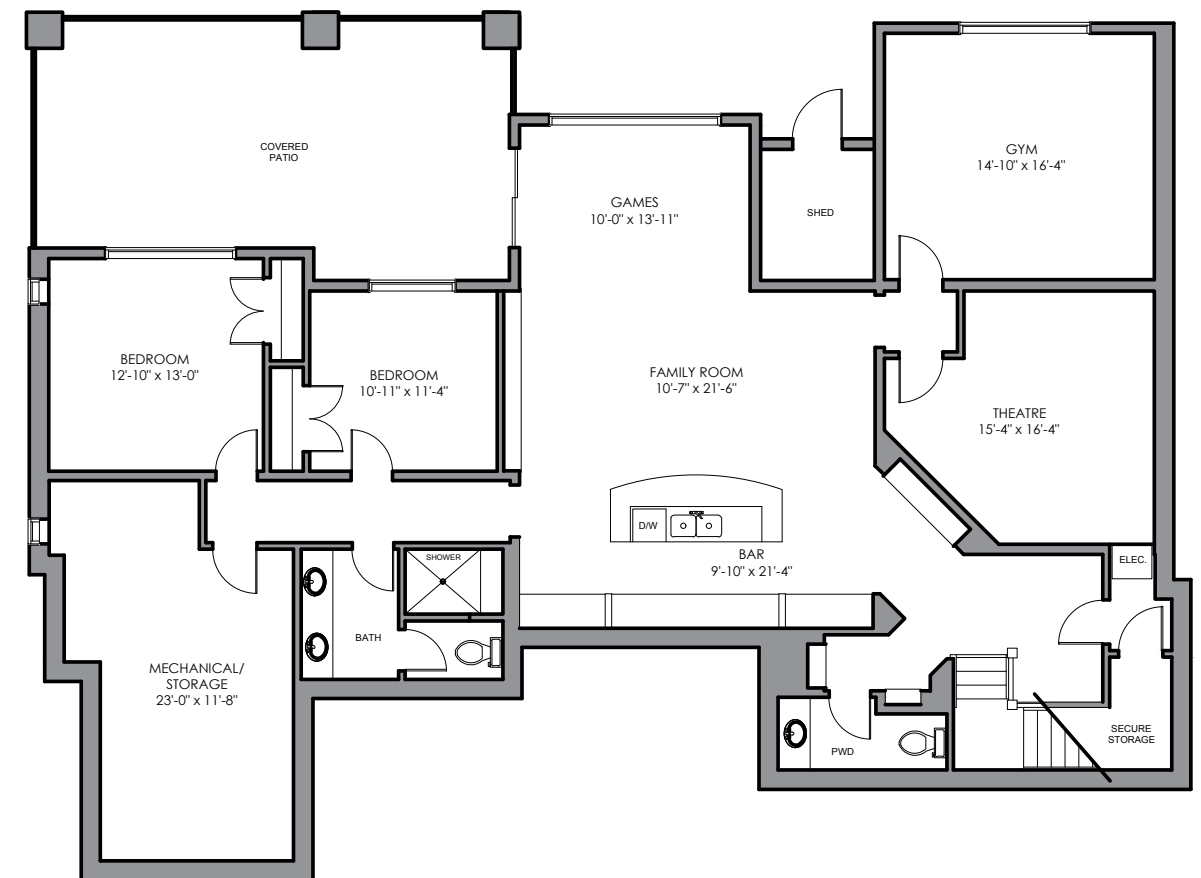
Total Developed Floor Area: 5,508.3 square feet

Garage Area: 1,252.09 square feet

Deck Area: 696.35 square feet



## LOWER LEVEL



ESO INSURED

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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