

COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

4 RANCHE DRIVE | HERITAGE POINTE, ALBERTA, CANADA
COMMUNITY OF THE RANCHE AT HERITAGE POINTE

Proudly Presenting
4 RANCHE DRIVE



Community of The Ranche at Heritage Pointe



<i>Main Floor Area:</i>	<i>3,148.27 square feet</i>
<i>Lower Floor Area:</i>	<i>3,136.56 square feet</i>
<i>Total Developed Floor Area:</i>	<i>6,284.83 square feet</i>
<i>Garage Area:</i>	<i>1,533.21 square feet</i>
<i>Deck Area:</i>	<i>657.51 square feet</i>





THE EXCEPTIONAL COMMUNITY OF HERITAGE POINTE

Located less than five minutes south of Calgary and ten minutes north of Okotoks, Heritage Pointe is an idyllic setting offering large lots, ample green space, exceptional recreation facilities and low density 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 including *LaunchPad Golf*.

Unique Lifestyle at The Ranche

From young families to snowbirds, The Ranche at Heritage Pointe offers amenities that support every stage of life. In the winter, snow is not only removed from the common roadways but also from the driveway and front steps of each home. In the summer, complete lawn care is taken care of on your behalf and irrigation is provided by the pond. Removing these substantial daily tasks gives residents more time to care for young children, additional rounds on the golf course, the ability to 'lock and leave' for travel adventures and the opportunity to age in place.





EUROPEAN INSPIRED ARCHITECTURE

This European Inspired walk-out bungalow backs southwest 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, soft arches and natural stone accents.











PICTURESQUE LANDSCAPING

This beautiful home is surrounded by mature trees, professionally landscaped grounds and backs onto a magical pond. The sunny rear yard is accented by elegant shrub beds and features a stone retaining wall with steps down toward the cattail-lined pond. A lovely pergola adorns a raised round aggregate platform with a natural gas firepit that is the perfect spot to listen to the sounds of the fountain. Look across to the pond bridge in the background of this serene setting.



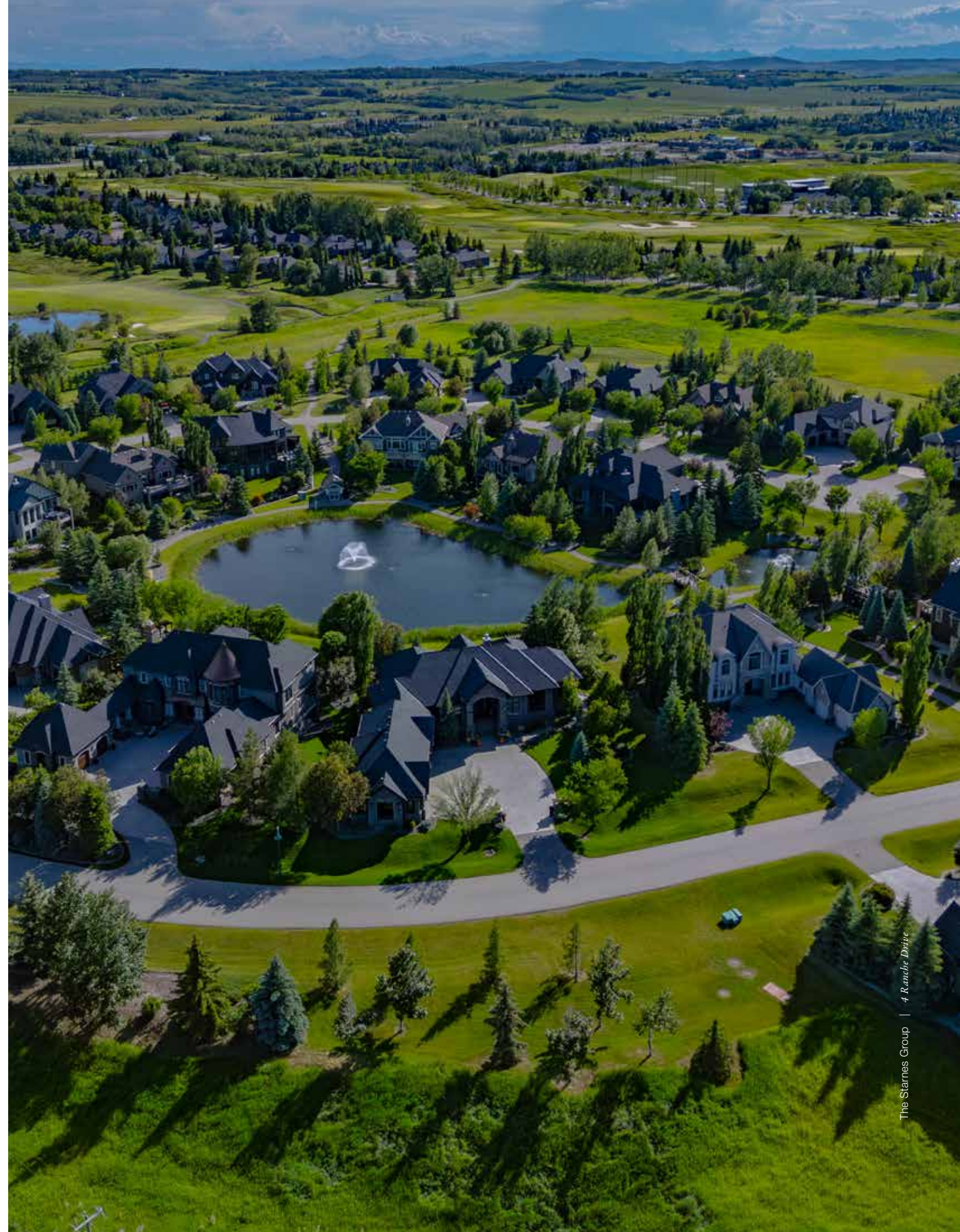




















YOU HAVE ARRIVED

As you approach this impressive home you are welcomed by tiered stone columns adorned with lanterns. The wide aggregate driveway offers plenty of room for large vehicles to access the four-car attached garage and a soaring stone portico welcomes you to the gorgeous custom front entry door. The outer screen steel door replicates the curved pattern on the front door, a design feature that can be found in special elements throughout the home. A grand entrance boasts vaulted ceilings that run from the front foyer to the rear windows, where the majestic view of the pond is on full display. A grand chandelier, light coloured flooring, eight-foot interior doors, ten-foot ceiling heights and curved walls with granite topped pass through windows add to the majestic feel of this beautiful home.







MAIN LEVEL LIVING

The great room is open to the kitchen and features high vaulted ceilings with curved story windows set above the large main windows. The central fireplace showcases a wood mantle and surround and a coordinating upper crown with inlaid lights. The raised granite hearth flows into the curved bases of the lit niches that flank the fireplace and the wrought iron faced alcoves reflect the repeating curved pattern found throughout. Large windows line nearly the entire southwest wall, perfectly showcasing the stunning view and flooding the home with natural light.





DESIGNER CHEF'S KITCHEN

This designer ELLE DECOR kitchen boasts custom *Bec Woodcraft* full-height white shaker cabinets with upper lit display doors. The curved oil-rubbed bronze pulls complement the dark flecks in the light granite countertops. A large contrasting central island is finished with *Chocolate Pear* stain and provides additional storage and a dual bowl undermount sink. The curve of the island is perfectly mirrored by the island bulkhead above, where artistry-styled iron pendants hang over seating for six. The luxury appliance package includes a *JennAir* cabinet-panelled refrigerator, dual *JennAir* convection wall ovens, a cabinet-panelled *Bosch* dishwasher, a *JennAir* warming drawer, a wall microwave and a *KitchenAid* induction cook top that sits under an elegant, curved millwork range hood. Lower draws, pull-out drawers in the lower cabinets, a custom tray rack above the ovens, 18-inch-deep platter storage and a gas line behind the cooktop are a just a few of the special extra touches.







Separating the great room from the kitchen is a second island or 'party station' that acts a gathering place during parties, has extra storage and includes a built-in beverage cooler. Three lit niches feature the repeating curved wrought iron pattern.



A sunny breakfast nook features a large picture window that looks directly out over the pond and two glass sliding doors on with either side that provide access to the rear balcony, which spans across the rear of the home and offers both covered and uncovered outdoor entertaining spaces.





DINING SPACE

The elegant dining room has enough space for a very large table and features a custom underlit 'floating' buffet. The granite countertops flow into curved bases of inset art display recesses on either side of the buffet. Cove ceiling lighting denotes the perimeter of the room.





LUXURIOUS PRIMARY SUITE

Elegant French doors lead to the arched opening to the primary suite. The opulent bedroom boasts a full wall of windows showcasing the view of the pond and access to the rear balcony.







LUXURIOUS ENSUITE

The spa-like ensuite features heated tile floors, a relaxing air-jetted corner tub, dual vanities with an abundance of storage, a large glass shower with dual shower heads and two additional storage and linen cabinets. A large walk-in closet offers custom hanging space, banks of drawers and display shelves for all your designer treasures.





MAIN FLOOR AUXILIARY SPACES

The main floor office is an incredible space to work from home while enjoying the view of the gorgeous landscaping in the front yard. Three interior windows overlook the sunny staircase creating an open feel while maintaining a quiet workspace. The custom corner desk offers filing storage, a granite desktop and underlit upper cabinets.





Glass panelled two-way swinging doors from both the kitchen and the main living area lead to the back hallway where you will find a gigantic pantry, a convenient mudroom and a spacious laundry room with high efficiency laundry machines, an undermount stainless-steel utility sink, quartz counters, dedicating hanging space and lots of storage in the cabinets and closets.



A designer powder room boasts an underlit 'floating' vanity with granite counters, a designer vessel sink, a full-height mirror and sconce lighting.



ENTERTAINING LOWER LEVEL

The entertaining space on the lower level is fantastic for family and friends. A wide staircase filled with light from an oversized window reaches the lower level via curved steps. Coffered ceilings span the main living spaces, which include a large family room with a custom entertainment unit built into an arched alcove. A cozy area designed to fit a shuffleboard is also ideal for poker or bar seating and is separated from the spacious games room by a three-way gas fireplace with a wraparound raised hearth and substantial wood mantle. A pool table that doubles as a ping pong table sits below a designer billiard light and a mounted dart board offer endless entertainment.



A designer wine room is accessed through wrought iron doors and boasts the same stone arches and surrounds as the bar. A granite countertop is a perfect passthrough for serving guests, lower cabinets offer additional storage, custom wine display shelves stylishly showcase your collection and a mirror housing floating glass shelves is perfect for displaying your finest libations.



Open to both the family room and games room, a spectacular bar boasts a stone arch above a curved granite bar top. Two stainless-steel beverage coolers, a cabinet-panelled *Bosch* dishwasher and a round undermount bar sink are featured among the numerous lower cabinets. The far wall features counter mounted lit glass display cabinets and floating liquor display shelves built into an arched niche that perfectly complements the stone front.



ADDITIONAL BEDROOM QUARTERS

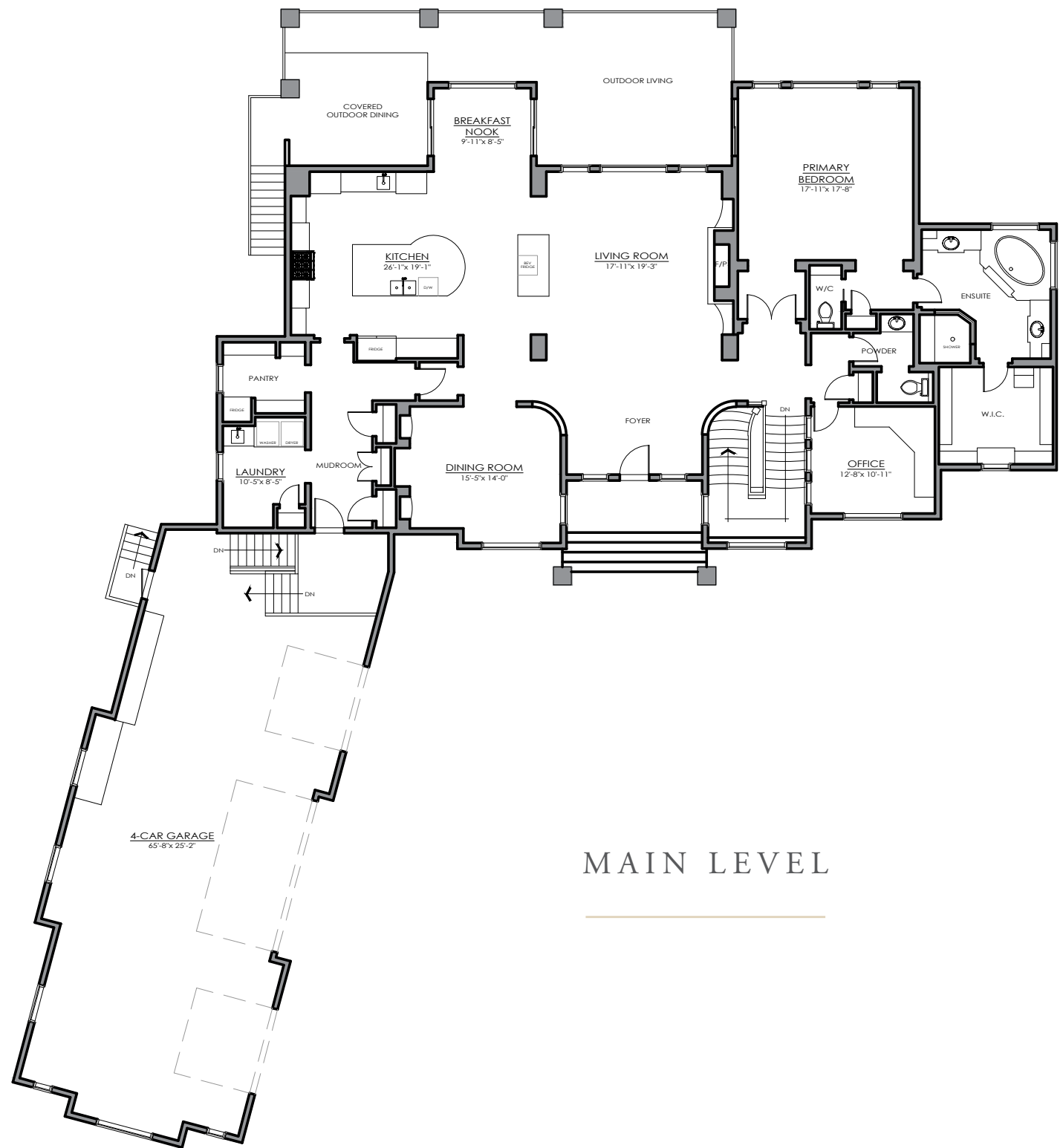
Three additional bedrooms, two with walk-in closets and ensuites featuring glass and tile showers, and an additional bathroom with a soaking tub are perfect for housing family and guests. A home gym behind a glass wall features cork flooring, a lower-level mudroom with tile flooring and a custom storage cabinet provides access to the rear patio and hot tub area, and a staircase in the rear hall leads to the garage.



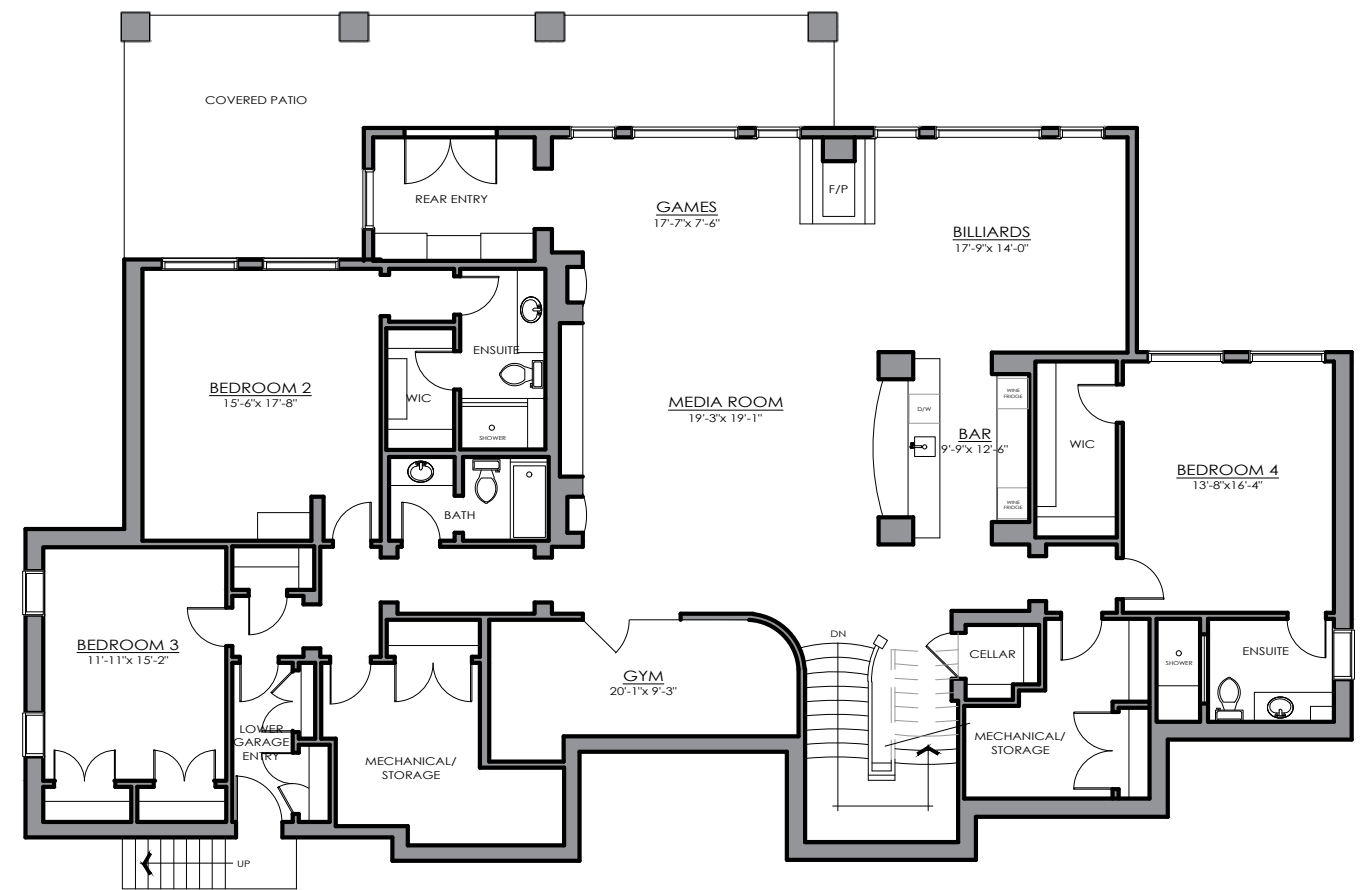


ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

- Recently updated kitchen
- Top-of-the-line appliances
- *JennAir* warming drawer with dry and moist settings
- An induction cooktop with a gas line roughed in behind for numerous cooking options
- Central vacuum kickplate in the kitchen for easy clean up
- Numerous lower drawers in the kitchen
- Pull out drawers inside the lower kitchen cabinets
- Tray rack storage cabinet above the double wall ovens
- Two banks of 18-in deep pantry cabinets for storing large platters
- A second kitchen island that acts as a 'party centre'
- Vaulted ceilings
- Ten-foot ceilings
- Eight-foot doors
- Numerous oversized windows
- Custom window coverings throughout
- Hidden outlets on both fireplace mantles for plugging in Christmas garland lights
- Designer lighting throughout
- Pot lights throughout
- Home audio system
- *Control4* smart home system
- Central air conditioning
- Wrought iron details throughout
- Security doors on the front and back entrances
- Numerous custom cabinets and millwork details
- Heated floors in the primary ensuite, basement and garage
- Air jettted soaker tub
- Gemstone lights around the front and back of the house
- Glass railing on the rear balcony
- Vinyl balcony flooring
- Natural gas outlets on the balcony and rear patio
- Hot tub
- Covered and uncovered outdoor dining and lounge areas
- Natural stone retaining wall with steps to the lower yard
- Wood pergola over a firepit plumed with natural gas set on a round aggregate platform
- Numerous mature trees and shrub beds
- Substantial stone pathway from the front to the back yard
- Irrigation provided from the pond
- Attached four-car garage with epoxy flooring and in-floor heat
- Second staircase connecting the lower level and the garage
- Numerous well-thought-out storage areas
- Vacuum system and two sets of attachments
- Brand new boiler
- Water softener
- Home security system with three wall units
- Floor and wall safes



MAIN LEVEL



LOWER LEVEL

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E&O INSURED
 DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE 4 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 4 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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