

# \$2,300,000 - 7 Heaver Gate, Heritage Pointe

MLS® #A2189171

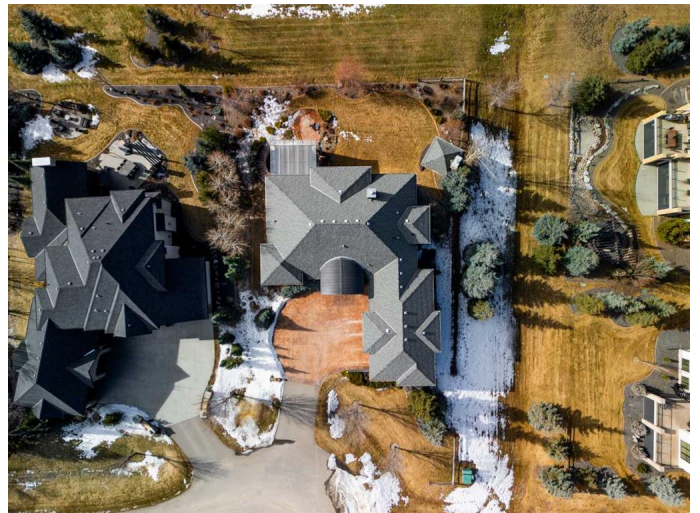
**\$2,300,000**

3 Bedroom, 4.00 Bathroom, 2,473 sqft

Residential on 0.33 Acres

NONE, Heritage Pointe, Alberta

Like having an acreage you don't have to maintain! Located in "the Ranche", an exclusive collection of Estate homes boasting some of the largest lots in Heritage Pointe, this immaculate, fully finished, walkout bungalow, with over 4600 sq/ft of developed space and triple garage is a rare offering. Sitting at the end of a cul-de-sac, a pond just steps away & backing onto an expansive greenspace looking to the west with views of downtown Calgary to the north; Tranquility & privacy abound where only a select few get to enjoy such impressive settings. A higher level of luxury & craftsmanship including custom hand made ironworks are apparent as you walk through the 9'™ entry doors to the foyer, adorned with marble tile & inlaid wood accents. To the left, a library & sitting area are first to greet, followed by a bright corner office sure to help feed the creative mind. Next, the grand living room awaits, with its prominent stoned fireplace & that magnificent view to the outdoors. You can't help but draw your gaze upwards to the high ceilings & the comforting feeling of space & natural light flowing in from the windows. The large dining area can host the largest of gatherings, & the balcony just beyond offers a covered & easily accessible outdoor space. The kitchen overlooks this entire setting, featuring rich dark cabinets, granite countertops, & a full-length island adorned with hand-formed copper sheeting that can comfortably seat half a dozen guests. High end appliances like a Wolf



gas stove & built-in fridge/freezers further compliment this chef's paradise, along with a spacious butler's pantry with additional sink, wine fridge & a huge pantry for everything to be stored away. The Primary Bedroom, tucked away discreetly, provides a true escape unto itself, with the same breathtaking views as the living room. A large 6-pc ensuite adds to this retreat as well as a spacious walk-in closet. Transitioning to the lower level, you'll be greeted by a 600+ bottle temp controller wine cellar with a custom wooden entry door. A stylish basement bar sits adjacent & is perfect for entertaining, stone countertops, custom shelving & an industrial bar fridge. With direct walkout access to the backyard lower patio, it seamlessly blends indoor & outdoor hosting. The centerpiece is the expansive, light-filled family room which is perfect for entertaining. Oversized windows & an open layout create a bright, welcoming space. As you move beyond the family room, you're greeted by a flex space with large mirrors & cork flooring, perfect for a home gym. Two large additional bedrooms, with their own walk-in closets & a jack-&-jill shared bathroom completes the basement. Your private backyard backs onto 13 acres of undevelopable land. The back deck, w/gas hookups & powered sunshades, has scenic views incl. mature trees, gardens & a rare feature in the neighborhood, a private standalone 'luxury getaway shed' offering a cozy retreat centered around a warm fireplace. Must be viewed in person!

Built in 2011

### **Essential Information**

MLS® #	A2189171
Price	\$2,300,000
Bedrooms	3

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,473
Acres	0.33
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7 Heaver Gate
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S 4K1

### Amenities

Amenities	Community Gardens, Colf Course, Park
Parking Spaces	9
Parking	Heated Garage, Insulated, Oversized, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

**Exterior**

Exterior Features	Balcony, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 13th, 2025
Days on Market	73
Zoning	RC

**Listing Details**

Listing Office	Stonemere Real Estate Solutions
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.