

# \$1,799,900 - 1 Pinehurst Drive, Heritage Pointe

MLS® #A2257739

**\$1,799,900**

5 Bedroom, 7.00 Bathroom, 3,300 sqft

Residential on 0.76 Acres

NONE, Heritage Pointe, Alberta

**\*\* Please click "Videos" for 3D tour \*\***

Stunning, original owner custom built Pinehurst masterpiece - backing SE onto a wooded ravine! This sprawling bungalow plus loft features: 5 bedrooms (could add another one in the loft if needed), 5 full bathrooms & 2 half bathrooms, 0.76 of an acre, over 5800 sq ft of developed living space, walkout basement, large concrete deck & lower patio (wired for hot tub), functional outdoor kitchen, 9 ft/10 ft & 12 ft coffered & backlit ceilings, oversized/insulated/heated/finished garage with epoxy flooring/two - 220 V outlets (ready for electric vehicle chargers)/bike lifts, wine/cold room, basement in-slab in-floor heat, in-ceiling speakers throughout, durable clay tile roof, 12 zone underground sprinkler system, unlimited potential in the loft area (813 sq ft of space & full bathroom), theater room comes with 105" screen & rear projector and much more! Location cannot be beat - tucked inside Heritage Pointe, backing SE onto a wooded environmental reserve, great access to all major routes, all schools pick up/close by and all the amenities 3 minutes away in Calgary. The original owners and taken great care of this home - TOTAL PRIDE IN OWNERSHIP & MOVE-IN READY CONDITION!

Built in 2004

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2257739    |
| Price          | \$1,799,900 |
| Bedrooms       | 5           |
| Bathrooms      | 7.00        |
| Full Baths     | 5           |
| Half Baths     | 2           |
| Square Footage | 3,300       |
| Acres          | 0.76        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1 Pinehurst Drive |
| Subdivision | NONE              |
| City        | Heritage Pointe   |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 4J3           |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | None                                                                            |
| Parking Spaces | 6                                                                               |
| Parking        | Heated Garage, Insulated, Triple Garage Attached, Oversized, Workshop in Garage |
| # of Garages   | 3                                                                               |

### Interior

|                   |                                                                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Bookcases |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator                                                                                   |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas, Boiler, Wood                                                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                                                                                                              |

|                 |                                             |
|-----------------|---------------------------------------------|
| Fireplace       | Yes                                         |
| # of Fireplaces | 2                                           |
| Fireplaces      | Electric, Gas, Living Room, Recreation Room |
| Has Basement    | Yes                                         |
| Basement        | Finished, Full, Walk-Out                    |

## Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Outdoor Kitchen, Rain Gutters                                             |
| Lot Description   | Landscaped, Lawn, Street Lighting, Treed, Backs on to Park/Green Space, Underground Sprinklers, Views |
| Roof              | Clay Tile                                                                                             |
| Construction      | Stone, Stucco, Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                                       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 23                   |
| Zoning         | RC                   |
| HOA Fees       | 1200                 |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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