



THE
A-TEAM

**RE/MAX
FIRST**

16 RANCHE Drive, Heritage Pointe T1S4K1

MLS® #: **A2107678**

Area: **NONE**

Listing Date: **03/07/24**

List Price: **\$1,650,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Heritage Pointe

Year Built:

2010

Lot Information

Finished Floor Area

Lot Sz Ar:

23,680 sqft

Lot Shape:

Abv Sqft:

2,550

Low Sqft:

Ttl Sqft:

2,550

DOM

73

Layout

Beds:

4 (2 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

6

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac

Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Oversized,Paved,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Private Entrance,Private Yard,Storage**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Water Conditioner,Window Coverings,Wine Refrigerator

Int Feat:

Bar,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`4" x 11`2"
Dining Room	Main	15`9" x 17`6"
Office	Main	10`5" x 10`5"
Bedroom - Primary	Main	14`0" x 14`10"
Hobby Room	Main	17`10" x 17`10"
Family Room	Basement	14`5" x 15`7"
Exercise Room	Basement	11`7" x 16`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`6" x 16`0"
Kitchen	Main	13`2" x 18`4"
Mud Room	Main	7`2" x 10`2"
Bedroom	Main	11`5" x 14`0"
Other	Basement	9`2" x 13`0"
Game Room	Basement	11`10" x 17`10"
Laundry	Basement	9`0" x 10`3"

Bedroom
Other
3pc Bathroom
3pc Bathroom

Basement
Basement
Main
Basement

11`9" x 13`7"
8`10" x 9`8"
7`5" x 9`9"
5`3" x 8`10"

Bedroom
Furnace/Utility Room
5pc Bathroom

Basement
Basement
Main

12`1" x 12`5"
8`8" x 24`4"
10`3" x 15`2"

Legal/Tax/Financial

Condo Fee:
\$575

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RC

Legal Desc: 1010422

Remarks

Pub Rmks: Yes, you can have it all... Elegant dream home with a nice blend of design and over 4600 sq. ft. of comfort! This impressive 4 bedroom, 3 bathroom, walkout bungalow situated on one of the largest lots in Heritage Pointe offers something for everyone in your family. The home offers a high degree curb appeal with high pitch roof peaks enhanced by Gem Lighting to Grand Entry that welcomes you to a spacious main floor with expansive windows overlooking large private yard and nature. Beautiful hardwood flooring throughout, a raised living room showcasing a stunning high slate water wall, and a two-sided gas fireplace shared with the dining room with access to large, covered deck surround by views all day long. The kitchen... truly the “heart of this home”, where your family comes together after a long day has a great flow, plenty of room for multiple cooks to chop, dice, and share a glass of wine around the massive island with eye catching granite, storage and seating. S/S appliances, lots of cabinets, and walk in pantry. Just off the kitchen enjoy the peace and quiet of a magnificent light-filled sunroom /sitting room. The primary bedroom offers a large walk-in closet and gorgeous ensuite. A second bedroom, office, and hobby room, 3 piece bath w/steam shower complete the main. The lower level is professionally finished walk out with access to the exposed aggregate patio and private fully landscaped, irrigated big yard surrounded by nature and sounds of birds. Inside enjoy so much space and heated floors offers family fun entertainment, from bar, large family room, rec room, gym, two more bedrooms and 3-piece bath a lot of storage. Enjoy the Attached triple garage with in-floor heat PLUS bonus “workshop” / “man cave” / or “home office offering the same tranquil back yard views. Under this space is also a built-in shed with access from the back yard to store all your tools PLUS 220 power! Walk the pathways offered by Heritage Pointe Golf Course and quick access to all the amenities and within minutes to South Health Campus. Welcome Home!

Inclusions: 4 TV and Electrical Control System, Security System w/Contract.

Property Listed By: Royal LePage Solutions

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













