



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 PINEHURST Drive, Rural Foothills County T1S 4J3**

MLS® #: **A2118082**

Area: **NONE**

Listing Date: **04/11/24**

List Price: **\$1,875,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Foothills**

Year Built:

**2002**

Lot Information

Lot Sz Ar:

**33,105 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**4,133**

Low Sqft:

Ttl Sqft:

**4,133**

DOM

**38**

Layout

Beds:

**5 (4 1 )**

Baths:

**4.5 (4 1)**

Style:

**1 and Half Storey**

Parking

Ttl Park:

**10**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind,Landscaped,Rolling Slope,Secluded,See Remarks**

**Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer: **Sewer**  
Ext Feat: **Courtyard,Dog Run,Other,Storage**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source: **Drinking Water**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Bar,Beamed Ceilings,Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Storage,Walk-In Closet(s),Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 4`8"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>17`10" x 13`8"</b>
<b>Office</b>	<b>Main</b>	<b>11`2" x 13`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`10" x 13`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>20`9" x 21`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`7" x 8`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>25`0" x 17`10"</b>	<b>Mud Room</b>	<b>Main</b>	<b>5`11" x 12`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`10" x 14`9"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`9" x 10`6"</b>

5pc Bathroom	Upper	11`0" x 10`3"	Bedroom	Upper	12`3" x 12`10"
Bedroom	Upper	11`10" x 15`2"	Bedroom	Upper	11`5" x 14`7"
Bonus Room	Upper	29`5" x 19`3"	Loft	Upper	11`3" x 11`10"
3pc Bathroom	Basement	9`2" x 10`8"	Other	Basement	17`0" x 3`11"
Bedroom	Basement	10`6" x 21`6"	Family Room	Basement	17`8" x 18`6"
Exercise Room	Basement	16`10" x 18`9"			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **RC**  
Legal Desc: **0213321**

Remarks

Pub Rmks: **Welcome to 6 Pinehurst Drive in the beautiful "Country Quiet, City Close" community of Heritage Pointe! This incredibly well maintained 5 beds, 4.5 bath home offers over 6,400 sqft of living space on 3/4 acre of amazing rolling hills and south facing backyard! Upon entry from the large veranda, be greeted by soaring ceilings, rich hardwood floors and the best of family functionality with a large den, built-in shelving, a floor to ceiling stone surround fireplace and oversized arched windows. The kitchen holds all the essentials with high-end stainless-steel appliances, a huge granite kitchen island, built-in hutch, a walk-through pantry with a second refrigerator all connected to your conveniently located laundry facilities and mudroom. To complete the main floor is a formal dining room, powder room and the Master Retreat you can escape to with double garden doors leading to a private deck, stunning chandelier, a luxurious 5-piece ensuite with a walk-in tiled shower/bench seating, and massive walk-in closet with built in organizers. Heading to the upper level are three more spacious bedrooms, one with its own private 4-piece bathroom and the other with a 5-piece master bathroom. The loft compliments the existing office space and is equipped with two built-in desks, cabinetry, and storage. The 400 sqft flex/bonus room allows for additional family connectedness for a theatre room, play room and games all with a gorgeous west facing mountain view! The lower level is an entertainers dream with a fully equipped wet bar complete with quartz countertops, dishwasher, bar fridge and plenty of cabinet space! Enjoy a large rec room with gas fireplace plus a fifth bedroom, 3 piece bathroom, storage room and your own private gym. The south facing private backyard has two stamped concrete patios, a large outdoor shed and a fire pit to overlook the Heritage Pointe green space. Other upgrades to this home include air conditioning, in-floor heating, new hot water tank and furnace. This is one property you don't want to miss - call for your private showing today!**

Inclusions: **Pantry Refrigerator, Basement Dishwasher**  
Property Listed By: **Royal LePage Solutions**

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























