



## 7 Heaver Gate Rural Foothills County Alberta

\$2,200,000

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 spac...

Other 19.08 Ft x 16.50 Ft

Media 17.83 Ft x 18.25 Ft

Wine Cellar 9.08 Ft x 5.08 Ft

Exercise room 16.08 Ft x 15.67 Ft

5pc Bathroom 9.17 Ft x 11.83 Ft

Bedroom 13.42 Ft x 16.00 Ft

Kitchen 9.42 Ft x 21.50 Ft

Living room 20.08 Ft x 24.50 Ft

Dining room 16.00 Ft x 17.00 Ft

Primary Bedroom 13.58 Ft x 15.92 Ft

6pc Bathroom 10.67 Ft x 19.08 Ft

Other 13.75 Ft x 9.00 Ft

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Listing Presented By:



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<https://www.propertyfinderyyc.ca/>



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**Bedroom** 13.50 Ft x 12.75 Ft

**Storage** 20.67 Ft x 17.42 Ft

**Furnace** 17.42 Ft x 16.00 Ft

**2pc Bathroom** 5.08 Ft x 9.33 Ft

**Pantry** 7.33 Ft x 9.00 Ft

**Other** 7.42 Ft x 7.08 Ft

**Office** 11.92 Ft x 12.00 Ft