

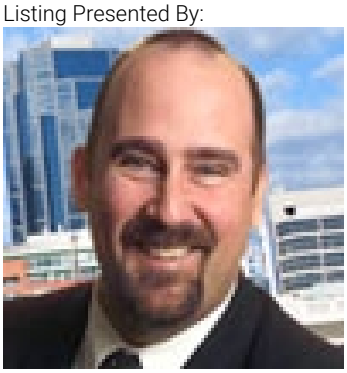
16 Ranche Drive Rural Foothills County Alberta

$2,499,999

Set on an expansive 0.54-acre lot in the established golf course community of Heritage Pointe, 16 Ranche Drive is a beautifully appointed five-bedroom walkout bungalow offering over 4,600 SF of developed living space, exceptional outdoor living, and a standout garage and workshop setup -- extensively refreshed with designer upgrades including fresh interior paint top to bottom, a full exterior repaint, brand new designer lighting throughout, new cabinetry hardware, and revamped landscaping. A custom solid wood front door opens to a bright foyer with a trayed ceiling, arched openings, rich hardwood, and immediate sightlines to your backyard oasis. At the centre of the home, the elevated great room features expansive windows, a dramatic full-height slate water feature, and a two-sided gas fireplace shared with the adjoining dining room. The kitchen combines solid-wood shaker cabinetry with leathered granite countertops, a large island, walk-in pantry, illuminated display cabinetry, and a premium appliance package including a Dacor 6-burner gas range, panelled Sub-Zero refrigerator, and Miele dishwasher. The open floor plan flows into the dining area, anchored by the warm fireplace and opening onto your private deck, complete with a seating and BBQ area. Your favourite spot for a quiet moment will be the window-wrapped sunroom, with electric in-floor heat, direct access to the patio, and sweeping views. The main-floor primary suite offers a large walk-in closet with custom cabinetry and a spa-inspired 5-piece ensuite with a dual vanity, granite counters, air-jetted tub, tiled shower with rainfall head and bench, private water closet, and heated floors. A second main-floor bedroom, 3-piece bath with tiled steam shower, and functional mudroom complete the level. The walkout lower level adds radiant in-floor heat, generous family and recreation areas, a wet bar with bar ...

Storage 18.00 Ft x 17.67 Ft
Bedroom 12.50 Ft x 12.17 Ft
Storage 9.75 Ft x 12.83 Ft
3pc Bathroom 5.33 Ft x 8.92 Ft
Bedroom 11.83 Ft x 13.67 Ft
Other 13.08 Ft x 9.25 Ft
Bedroom 13.50 Ft x 15.67 Ft
Primary Bedroom 14.92 Ft x 14.00 Ft
Other 6.92 Ft x 10.75 Ft
Bedroom 11.50 Ft x 14.00 Ft
5pc Bathroom 15.33 Ft x 10.33 Ft
3pc Bathroom 7.50 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

https://dexterandco.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Family room 14.92 Ft x 14.50 Ft

Recreational, Games room 12.50 Ft x 13.42 Ft

Furnace 26.08 Ft x 12.75 Ft

Laundry room 10.33 Ft x 9.08 Ft

Living room 16.00 Ft x 16.58 Ft

Foyer 8.25 Ft x 13.00 Ft

Dining room 15.75 Ft x 16.00 Ft