\$924,900 - 4 Ravine Drive, Heritage Pointe

MLS® #A2223312

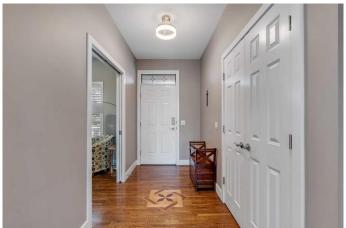
\$924,900

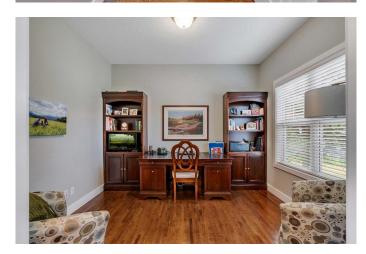
3 Bedroom, 3.00 Bathroom, 1,472 sqft Residential on 0.12 Acres

NONE, Heritage Pointe, Alberta

Welcome to 4 Ravine Drive. Step into this stunning walkout bungalow villa nestled in the prestigious and serene community of Heritage Pointe, where refined living meets timeless elegance. Backing onto a protected environmental reserve, this home offers unobstructed south-facing views of a lush, mature treed ravineâ€"guaranteeing privacy and tranquility for years to come. Inside, you'II be greeted by a thoughtfully designed open-concept floor plan bathed in natural light from floor-to-ceiling windows and vaulted ceilings that elevate the grandeur of the living space. The main living room features a cozy gas fireplace and flows seamlessly into an elegant formal dining area, perfect for hosting. At the heart of the home is the gourmet chef's kitchen, fully renovated and loaded with functionality and style. Enjoy granite countertops, KitchenAid stainless steel appliances, a cooktop, wall oven, a built-in microwave, and clever custom storage solutions including pull-out spice racks and slide-out shelves. The main floor primary retreat is a true sanctuary, offering a spacious bedroom with a three-sided gas fireplace, a walk-in closet, and a luxurious ensuite. Thoughtful features include a custom dual-sized linen closet that connects the ensuite to the main floor laundry room for ultimate convenience. Additional highlights on the main level include a dedicated office/den perfect for working from home, beautiful oak hardwood floors in excellent condition,







conditioning, water softener, and vacuflo system. The walkout lower level expands your living space with a massive recreation/family room, two generous bedrooms, a full bathroom, and a covered patio for year-round enjoyment of the surrounding nature. Additional features: two new hot water tanks (May 2022), built-in storage in the double attached garage, south-facing deck and patio overlooking the untouched ravine, mature landscaping and tree-lined backdrop ensure ultimate peace and privacy. Situated just minutes from south Calgary's best amenities, top golf courses, Launch Pad, and the South Health Campus, this villa offers the rare blend of luxury, nature, and convenience.

upgraded window coverings, central air

Built in 1998

Essential Information

MLS® # A2223312 Price \$924,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,472 Acres 0.12 Year Built 1998

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

Community Information

Address 4 Ravine Drive

Subdivision NONE

City Heritage Pointe
County Foothills County

Province Alberta
Postal Code T1S 4H3

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers,

Granite Counters, High Ceilings, Kitchen Island, Open Floorplan,

Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer,

Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer,

Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Living Room, Master Bedroom

Has Basement Yes

Basement Full, Walk-Out

Exterior

Exterior Features Private Entrance

Lot Description Backs on to Park/Green Space, Landscaped, No Neighbours Behind,

Views

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 23rd, 2025

Days on Market 13
Zoning RC

Listing Details

Listing Office RE/MAX First

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