

# \$2,599,900 - 16 Pinehurst Drive, Heritage Pointe

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MLS® #A2208418

**\$2,599,900**

6 Bedroom, 8.00 Bathroom, 7,837 sqft

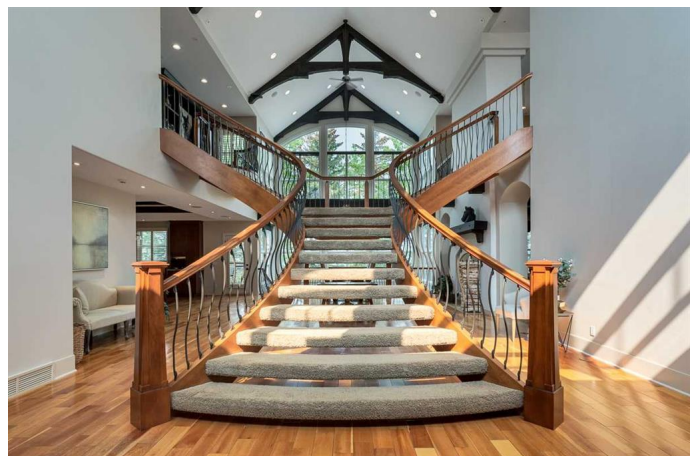
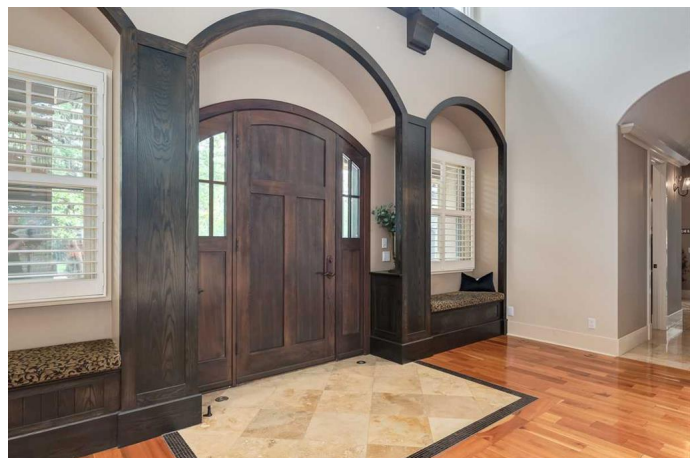
Residential on 1.19 Acres

NONE, Heritage Pointe, Alberta

Welcome to this one of a kind dream home nestled in the exclusive and private neighbourhood of Pinehurst. Escape the city vibe when you enter this secluded neighbourhood and massive 1.2 acre property. Enjoy the natural setting while surrounded by an environmental reserve, forest and streams. You won't think you are anywhere close to the city. This completely custom-built retreat offers the perfect blend of tranquility and luxury.

Every aspect of this estate has been created with luxury and comfort in mind. As you enter through the solid Fir front door you are greeted by exceptional design and well planned architecture. Starting with the incredible one of a kind curved open riser staircase with solid cherry wood handrails and continuing with the soaring vaulted ceilings and floor-to-ceiling windows, every detail reflects sophistication and elegance. Wide-plank cherry hardwood floors flow seamlessly throughout the main level, where multiple living areas offer a harmonious connection to the beautiful outdoors and forest views.

This home boasts over 10,500 sq ft of incredibly upgraded living space, providing room and entertainment for everyone and everything. With six spacious bedrooms and seven bathrooms, there's no shortage of space or amenities for large families. The heart of the home is the massive gourmet



kitchen, featuring top-tier stainless steel appliances, granite countertops, and a convenient pot filler. The wraparound, multi-tiered deck and concrete patio with an outdoor kitchen and brick fireplace is perfect for outdoor dining and entertaining.

Ascend the gorgeous staircase to the upstairs level with the primary suite that will blow you away, offering hardwood floors, vaulted ceilings, and a private balcony overlooking the pool. The spa-like ensuite bath includes a steam shower, large stand alone tub, beautiful tile and a private balcony. Three additional bedrooms are located on the opposite side of the floor, including one with a 4-piece ensuite and two sharing a Jack & Jill bath. A cozy homework or hangout space with a fireplace completes this level.

The walkout basement is designed for entertainment, featuring a family room, games area, bar, theatre room, gym, and two additional bedrooms. There is a plethora of upgrades in this home but none more amazing than the large indoor pool, with its own sealed room for safety and independent HVAC system for maximum comfort. Additional features include multiple tile surround gas and wood burning fireplaces, large home office, three steam showers, in-floor heating with multiple zones, a dual coil hot water heater, maintenance-free concrete decks, irrigation system, 4 car heated and finished garage, built in speakers, custom entertaining bar in the basement and the list goes on!

Built in 2006

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2208418    |
| Price    | \$2,599,900 |
| Bedrooms | 6           |

|                |                                  |
|----------------|----------------------------------|
| Bathrooms      | 8.00                             |
| Full Baths     | 5                                |
| Half Baths     | 3                                |
| Square Footage | 7,837                            |
| Acres          | 1.19                             |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16 Pinehurst Drive |
| Subdivision | NONE               |
| City        | Heritage Pointe    |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T1S 4J3            |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Other                                                     |
| Parking Spaces | 8                                                         |
| Parking        | Driveway, Heated Garage, Oversized, Quad or More Attached |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Beamed Ceilings, Skylight(s), Wired for Sound |
| Appliances        | See Remarks                                                                                                                                                                                                                                                                                                                                          |
| Heating           | Boiler, In Floor, Forced Air, Natural Gas, High Efficiency                                                                                                                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                                  |
| # of Fireplaces   | 5                                                                                                                                                                                                                                                                                                                                                    |
| Fireplaces        | Basement, Gas, Living Room, Stone, Wood Burning, Dining Room, Double Sided, Master Bedroom, Three-Sided                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                                                                       |

**Exterior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Built-in Barbecue, Lighting, Outdoor Kitchen, Private Yard                                                                                          |
| Lot Description   | Cul-De-Sac, Environmental Reserve, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Views, Secluded, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                                     |
| Construction      | Stone, Stucco, Wood Frame                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 130             |
| Zoning         | RC              |
| HOA Fees       | 1200            |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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