

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

MLS® #A2208418

**\$2,599,900**

6 Bedroom, 8.00 Bathroom, 7,837 sqft

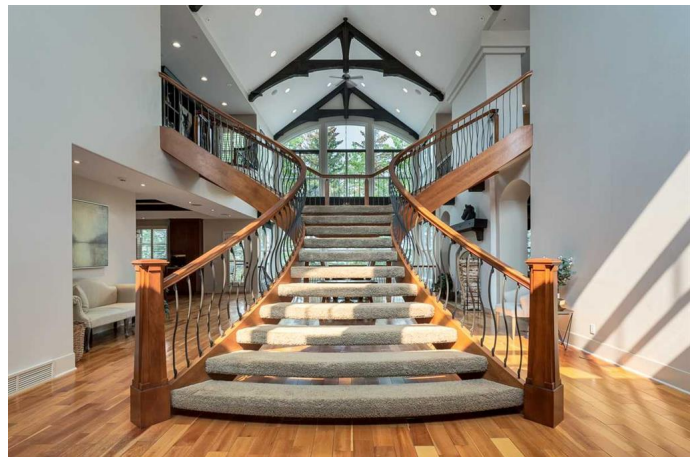
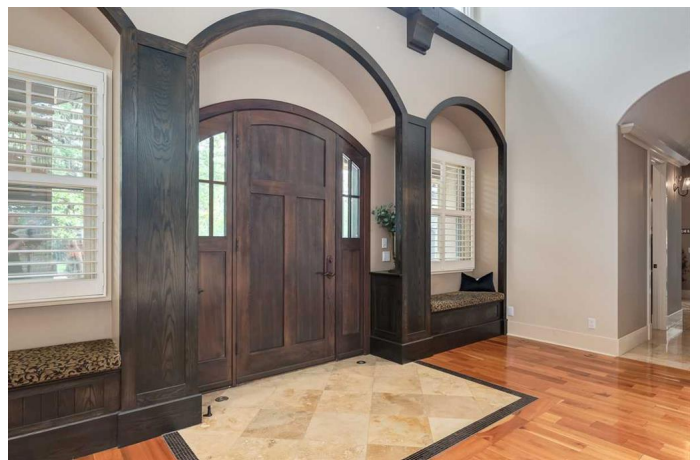
Residential on 1.19 Acres

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 onâ€¦!

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

Basement	Finished, Full
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## Exterior

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

## Additional Information

Date Listed	April 9th, 2025
Days on Market	91
Zoning	RC
HOA Fees	1200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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