

**8 Pinehurst Drive SE
Heritage Pointe, Alberta**

MLS # A2200611



\$3,398,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,968 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized, Parking Pad,		
Lot Size:	0.75 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Many Trees		

Heating:	Boiler, Central, High Efficiency, In Floor, Forced Air, Natural Gas, Zoned	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Stone	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	1-22-1-W5
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	RC
Foundation:	ICF Block, Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Metal Counters, Natural Woodwork, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Recreation Facilities, Sauna, Separate Entrance, Smart Home, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Wood Windows

Inclusions: Pool Table, Tanning Bed, TV's, Crestcom and smart home server system, fitness room equipment

A custom-built executive home in the exclusive community called Pinehurst. Many fine details in this well-built French Chalet style home - 8900 + sf of luxurious living space. Excellent curb appeal with a grand entry, side entry 3-car garage, stone cladding with many architectural accents, mature landscaping & private oversized .75 acre estate homesite. This family-designed home has been loved with many upgrades and is well maintained and curated for a discerning homeowner. You'll find impressive design features such as an upper 1400+ SF multi generational or nanny living quarters with elevator access, views from every room, a grand open foyer, high 20' vaulted beamed ceilings, custom staircase & railings, extensive wood built-ins & custom storage cabinets + lockers, floor-to-ceiling stone wall screened enclave with a two-sided fireplace, and three gas fireplaces. Many more luxury appointments to see on your tour. The "Chef's Dream" kitchen features 13' vaulted ceilings with arched beams, high-end appliances like a Wolf Dual Fuel 60" 6-burner w/ griddle range, two built-in Subzero fridges, and custom-built cabinetry. A stately main floor primary bedroom features a private lounge, tray ceilings, screened patio, two-way fireplace, 16' x 12' walk-in closet, 6-piece ensuite, and Swarovski® Decor finishings. The ensuite offers a corner jetted soaker tub, a separate custom shower with steam, and 10' high ceilings. Another two bedrooms reside in the lower level, are large & feature shared ensuites/walk-in closets. The lower level includes access via a walk-up door and foyer. This level consists of a theatre room, sauna, fitness room, tanning bedroom, full bath, TV room, wine cellar, wet bar, huge recreation room, family room, and study with separate entry up to the main floor. Two utility rooms with high-end boiler systems service the home, offering zoned in floor

heating throughout. Creston smart home technology controls all lighting, audio/video, and screens. BONUS: Oversized double and single car garages with epoxy flooring, wall cabinets, dog wash shower, and dual garage door access. Other upgrades include: Backup generator, Exterior service shed, Rubber roof shingles, ICF foundation, extensive concrete flat work with decorative sidewalks, driveway, patio details, zoned in floor heating, upgraded flooring, wood ceiling soffits, and much more! Call your friendly REALTOR(R) to book a viewing!