$879,900 - 4 Ravine Drive, Heritage Pointe

MLS® #A2223312

$879,900

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 ravine—guaranteeing privacy and tranquility for years to come. Inside, you'll 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,

upgraded window coverings, central air 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 Calgaryâ€™s best amenities, top golf courses, Launch Pad, and the South Health Campus, this villa offers the rare blend of luxury, nature, and convenience.

Built in 1998

Essential Information

MLS® #	A2223312
Price	$879,900
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 Feat... Granite Counters, High C... Soaking Tub, Vaulted Ceiling...
Appliances	Bar Fridge, Built-In Oven, C... Garage Control(s), Induction... Water Softener, Window Cov...
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	72
Zoning	RC

Listing Details

Listing Office	RE/MAX First