

# \$3,398,000 - 8 Pinehurst Drive Se, Heritage Pointe

MLS® #A2200611

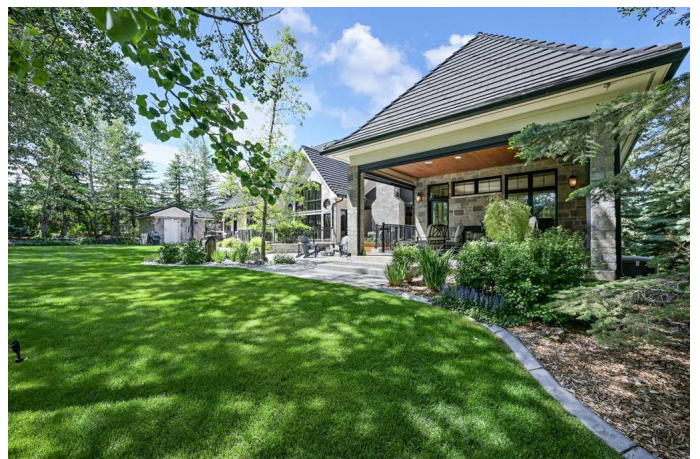
**\$3,398,000**

4 Bedroom, 6.00 Bathroom, 4,968 sqft

Residential on 0.75 Acres

NONE, Heritage Pointe, Alberta

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 ensuite/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!

Built in 2008

### **Essential Information**

MLS® #	A2200611
Price	\$3,398,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,968
Acres	0.75
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8 Pinehurst Drive Se
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

### **Amenities**

Amenities	None
Parking Spaces	10
Parking	Double Garage Attached, Heated Garage, Oversized, Parking Pad, Insulated, Single Garage Attached, Workshop in Garage
# of Garages	3

### **Interior**

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Bar, Bidet, Bookcases, Crown Molding, Metal Counters, Wood Windows, Low Flow Plumbing Fixtures, Master Downstairs, Recreation Facilities, Sauna, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, Humidifier, Wine Refrigerator, Water Softener
Heating	Boiler, Central, In Floor, Forced Air, Natural Gas, High Efficiency, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Family Room, Gas, Great Room, Basement, Double Sided, Kitchen, Mantle, Masonry, Master Bedroom, Raised Hearth, Recreation Room, See Through, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Balcony, Courtyard, Lighting, Private Yard, Rain Gutters, Storage,
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	Covered Courtyard, Fire Pit
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Views, Many Trees, No Neighbours Behind, Open Lot, Private, Yard Lights
Roof	Rubber
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	ICF Block, Poured Concrete

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	6
Zoning	RC
HOA Fees	1200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Jayman Realty Inc.
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