

# \$869,900 - 4 Ravine Drive, Heritage Pointe

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MLS® #A2223312

**\$869,900**

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	\$869,900
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 Features, Granite Counters, High Ceilings, Vaulted Ceiling(s), Walk-In Closets  
Appliances Bar Fridge, Built-In Oven, Central Vacuum, Garage Control(s), Microwave, Stove/Coverings, Induction Cooktop  
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 100  
Zoning RC

### Listing Details

Listing Office RE/MAX First



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