



TIMELESS BUNGALOW RETREAT

**16 RANCHE DR
FOOTHILLS COUNTY, AB
COMMUNITY OF HERITAGE POINT**

DEXTER/CO
LUXURY REAL ESTATE

PROPERTY SPECS

5 BD 3 BA 4,611 SF

- EXTENSIVELY UPGRADED
- OVERSIZED HEATED GARAGE & HOBBY SPACE
- CONTROL4 SMART HOME SYSTEM
- WALKOUT BASEMENT
- RADIANT IN-FLOOR HEAT IN LOWER LEVEL & GARAGE
- PRIVATE SUNROOM WITH ELECTRIC IN-FLOOR HEAT
- LAWN MAINTENANCE INCLUDED

PROPERTY STATS

PROPERTY TYPE	BUNGALOW
YEAR BUILT	2010
TOTAL DEVELOPED SF	4,611
ABOVE GRADE SF	2,564
LOT SIZE	0.54 ACRES



YOU HAVE ARRIVED

Stepping inside, the home reveals a sense of openness, warmth & quiet sophistication. Natural light and thoughtful proportions create a calm, welcoming introduction, with sightlines drawing the eye through the heart of the home to the rear grounds.

KEY FEATURES:

- Custom wood front door with decorative iron detailing
- Tray ceiling & statement entry lighting
- Natural hardwood paired with tile at the entry
- Arched openings & warm wood detailing throughout the main level
- Open stair connection to the fully developed walkout lower level
- Freshly painted throughout
- New designer lighting package







SHOWSTOPPING GREAT ROOM

Striking yet inviting, the great room brings a dramatic sense of scale & character to the home. Designed to feel equally impressive & comfortable, it creates a natural setting for everything from quiet evenings to lively gatherings.

KEY FEATURES:

- Distinctive raised seating area overlooking the main living spaces
- Two-sided gas fireplace shared with the dining area
- Full-height slate feature wall framed in rich wood detailing
- Rich, warm-toned hardwood flooring
- Recessed lighting throughout the great room
- Integrated speaker zones
- Open connection to the dining & kitchen areas for effortless entertaining





WELL-APPOINTED CHEF'S KITCHEN

Designed with a focus on function, craftsmanship & connection, the kitchen feels generous, intuitive & naturally social. Thoughtfully arranged for both everyday living & effortless entertaining, it balances practicality with a sense of occasion. An open connection to the dining area & adjoining sunroom keeps the kitchen at the centre of daily life, casual gatherings & larger celebrations.

KEY FEATURES:

- Solid-wood shaker cabinetry with dovetail construction, complemented by under-cabinet lighting & illuminated display cabinetry
- Luxury appliance package including a Dacor 6-burner gas range & microwave, oversized Sub-Zero panelled fridge, & Miele dishwasher
- Leathered granite countertops paired with a detailed tile backsplash
- Walk-in pantry with floor-to-ceiling shelving
- Designer pendant lighting above the island









DAILY DINING

Whether it's a quiet dinner at home or a table full of friends, the dining area feels warm, inviting & easy to settle into. It's the kind of space where conversation carries on long after the plates are cleared. From everyday meals to memorable occasions, this dining room makes entertaining feel effortless.

KEY FEATURES:

- Generously proportioned dining space with ample room for larger gatherings
- Direct access to the rear deck with a sheltered entertaining area for seamless indoor-outdoor dining
- Two-sided gas fireplace shared with great room
- Designer pendant lighting
- Open sightlines to the kitchen, great room & adjoining living spaces





PRIVATE SUNROOM

Start your mornings with a coffee & a serene view, or wind down with your favourite book as the sun sets in the distance.

KEY FEATURES:

- Electric in-floor heating
- Direct access to the rear patio
- East & West exposures
- Large format tile flooring
- Overlooks the manicured lawn & mature landscaping





PRIMARY SUITE RETREAT

Thoughtfully positioned on the main level, the primary suite offers a quiet sense of separation from the home's gathering spaces. Calm, private, & inviting, it creates a restful retreat to begin & end each day.

KEY FEATURES:

- Spacious primary bedroom with oversized windows drawing in natural light
- Large walk-in closet with custom built-in cabinetry & shelving
- Spa-inspired 5-piece ensuite with oversized dual vanity & granite countertops
- Built-in jetted tub with tiled surround, positioned beneath a large window for an open, relaxing feel
- Electric in-floor heating for year-round comfort
- Fully tiled shower with built-in niches, bench seating & rainfall shower head
- Private water closet









MAIN FLOOR AUXILIARY SPACES

Beyond the home's main living & entertaining areas, the rest of the main floor is thoughtfully arranged for everyday flexibility. Well-planned secondary spaces support privacy, storage & changing day-to-day needs, while consistent finishes maintain a refined feel throughout.

KEY FEATURES:

- Generously sized second main-floor bedroom
- Convenient adjacent 3-piece bathroom
- Fully tiled steam shower with built-in niche & bench seating
- Mudroom with built-in bench & durable tile flooring
- Oversized walk-in closet & built-in storage near the garage entry
- Hardwood flooring & architectural detailing continued throughout





LOWER LEVEL ENTERTAINING

Designed for entertaining on every scale, the lower level gives people a reason to gather & room to stay. From movie nights & game days, to family get-togethers, the space shifts easily with the occasion. Lively when full, yet equally comfortable on quieter nights.

KEY FEATURES:

- Dedicated media area alongside a generous games & recreation space
- Wet bar with expansive cabinetry, bar fridge, microwave ideal for effortless hosting
- Built-in media speakers creating the perfect setting for movie nights & game days
- Direct walkout access to the backyard for seamless indoor/outdoor living
- Radiant in-floor heating throughout the lower level, keeping your utility bills down!





LOWER LEVEL AUXILIARY SPACES

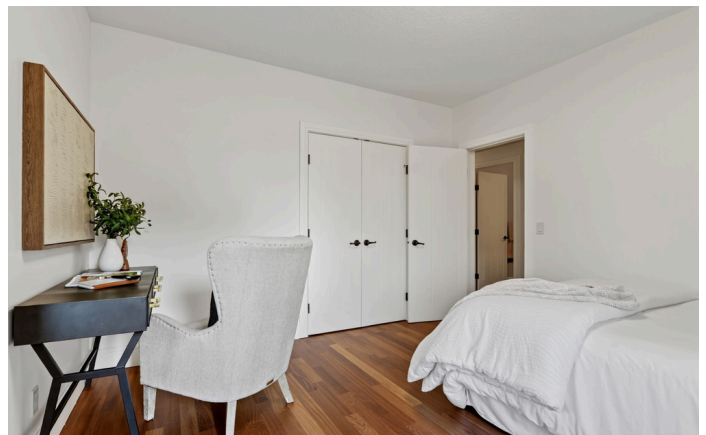
Designed to support everyday living, the lower level's auxiliary spaces combine adaptability with practical functionality. The additional rooms & support spaces can be shaped around whatever life calls for, from guests & home workouts to new hobbies. This level has the storage & flexible rooms to cover all your needs!

KEY FEATURES:

- Three additional lower-level bedrooms
- 3-piece bathroom with fully tiled shower, built-in niches & corner bench
- Dedicated laundry room with cabinetry & extensive storage
- LG Washer & Dryer Package
- Multiple dedicated storage rooms
- Oversized utility & mechanical room with ample space for additional systems
- Flexible areas for fitness, office or hobby use
- Walkout design offering excellent separation for family & guests









PRISTINE OUTDOOR LIVING

Outside, the pace of life feels a little different. Morning coffee, an afternoon in the sun or a quiet evening outdoors all take on a different feel when the space around you is entirely your own. Private, peaceful & serene, the backyard feels like a retreat from everything beyond it.

KEY FEATURES:

- 0.54-acre parcel with a private, treed backyard
- Elevated rear deck with partially covered entertaining area
- Covered walkout patio extending the lower level outdoors
- Dedicated outdoor firepit area
- Expansive lawn with mature, revamped landscaping
- Backs onto green space for added privacy
- Lawn care included for easy lock-and-leave living









CAR ENTHUSIAST'S DREAM GARAGE

Far more than a place to park, this expansive heated garage offers exceptional space for vehicles, projects, hobbies & storage, with the flexibility to make it entirely your own.

KEY FEATURES:

- Oversized garage with radiant in-floor heat, epoxy flooring & elevated ceilings ideal for vehicle lifts, detailing, storage & hands-on projects
- Separate finished workshop space with gas heat, checkerboard flooring & large windows, offering incredible flexibility for automotive work, hobbies, or a private office
- Generous room for tools, workbenches & equipment while maintaining ample space for everyday parking & a growing vehicle collection
- 220V power providing added capability for workshop equipment, tools & more demanding projects







ADDITIONAL HOME SPECS & INFO

Home Features:

- Control4 smart home system
- Whole-home wiring for audio
- Built-in media room speakers
- Radiant in-floor heating throughout the lower level & garage
- Electric in-floor heating in the sunroom & primary ensuite
- Central air conditioning
- Central vacuum system
- Kinetico water softener system
- Security system
- Forced-air heating
- Extensive built-in & dedicated storage throughout

Recent Upgrades:

- Interior and exterior repaint
- Upgraded designer lighting
- Updated kitchen cabinet hardware
- Revamped landscaping



MAIN LEVEL FLOOR PLAN



MAIN LEVEL
2,565 SF

LOWER LEVEL FLOOR PLAN

LOWER LEVEL
2,046 SF



SITE PLAN



0.54 ACRES



COMMUNITY OF HERITAGE POINTE



Set just south of Calgary, Heritage Pointe pairs the space & calm of country-estate living with a polished, established community setting. Generous lot sizes, mature landscaping & rolling green space create a quieter residential atmosphere, while the city remains conveniently close for work, shopping & everyday needs.

Golf is woven into the identity of the community. Heritage Pointe Golf Club offers three distinct nine-hole courses, each with its own character, winding through rolling valleys, mature evergreens & scenic ridgelines. Extensive practice facilities and The Loop, a dedicated three-hole short course, make it equally inviting for experienced golfers, casual rounds & family time.

The clubhouse brings a social dimension to the Heritage Pointe lifestyle, offering a natural gathering place before or after a round. The Peak restaurant, expansive patio & event spaces overlook the surrounding landscape, creating an easy setting for lunch with friends, weekend dinners, celebrations or simply settling in to enjoy the views.

Life beyond the fairways is equally connected to the outdoors. Community pathways, nearby sports fields & abundant green space make walking, cycling and recreation part of everyday life, while the Bow River and surrounding park system offer even more opportunities to get outside just a short drive from home.



Families also benefit from a strong selection of well-regarded public, private & independent schools throughout Calgary's south and the surrounding Foothills region, offering plenty of choice across different ages, programs & learning environments.



Everyday convenience is close without sacrificing the community's quieter setting. Local services are available within Heritage Pointe, while the major retail hubs of Legacy and Seton provide extensive shopping, dining, fitness, entertainment & professional services nearby, making day-to-day errands or an evening out remarkably easy.



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