

# \$1,950,900 - 319 Heritage Place Sw, Rural Rocky View County

MLS® #A2222085

**\$1,950,900**

6 Bedroom, 4.00 Bathroom, 4,049 sqft  
Residential on 2.02 Acres

Springbank, Rural Rocky View County, Alberta

Location Superb, nestled in the wooded area of Heritage Woods in Springbank. On 2+ acres of complete Privacy. Situated beside city limits and Stoney Trail for quick access to downtown and around the city. Numerous schools in the area, public, private, Christian, French international, Universities, and the Springbank schools. The Rockyview school bus picks up students in the Heritage Woods development. This home was built by master Italian carpenters. Precise woodwork finishing in light English Brown Oak. All doors are made of Solid wood with matching wood grain workmanship. Over 5800 sq.ft. of developed area, 6 large bedrooms (4 of which have built-in study desks) and all can accommodate king size beds. Four fireplaces, all wood burning with gas log lighters and three have beautiful California Travertine rock finishing. An impressive marble tile front entry with a California Travertine rock wall fountain and waterfall. The basement is fully developed with fireplace, great entertainment areas, wet bar, plumbed for a summer kitchen, gym exercise area (well equipped), finished storage room, 3 furnaces (one for each floor), 2 Hot water tanks, a spacious bedroom, 3-pc bathroom and stairs to the garage. The covered front entry has impressive all brick archways. The exterior of the home is all brick on the main level and cedar siding on the upper level. An oversized 3 car heated garage with openers



and access to the main floor, basement and the rap around deck. Over 50 feet of rap around deck off the main floor with a built-in BBQ that has a 14 ft. concrete counter, 3 gas outlets and plenty of entertainment area. A massive deck off the upper level with 2 sunny seating areas, one on the east side and one on the west. An awesome private yard with plenty of guest parking in the front and a rear yard for games area and gathering around the fire pit. Great for year round entertaining. Easy to show. Possession flexible. Most of the furniture is for sale including the grand piano.

Built in 1980

### **Essential Information**

MLS® #	A2222085
Price	\$1,950,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	4,049
Acres	2.02
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	319 Heritage Place Sw
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z3P3

### **Amenities**

Utilities	Electricity Connected, Garbage Collection, Phone Connected, Water
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	Connected, Cable Connected, Natural Gas Amortized, Underground Utilities
Parking Spaces	15
Parking	Additional Parking, Asphalt, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Triple Garage Attached, Workshop in Garage
# of Garages	3

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Wet Bar, Bidet, Crown Molding, French Door
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Garage Control(s), Gas Water Heater, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Range
Heating	Central, Mid Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Family Room, Gas, Glass Doors, Living Room, Stone, Wood Burning, Basement, Mantle, Master Bedroom, Mixed
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard, Storage, Built-in Barbecue, Gray Water System, Outdoor Grill, Playground
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot, Gentle Sloping, Paved, Wooded
Roof	Asphalt Shingle
Construction	Brick, Cedar
Foundation	Poured Concrete

### Additional Information

Date Listed	May 20th, 2025
Days on Market	27
Zoning	Residential

### Listing Details

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