

# \$1,100,000 - 5 Heritage Lake Boulevard, Heritage Pointe

MLS® #A2206315

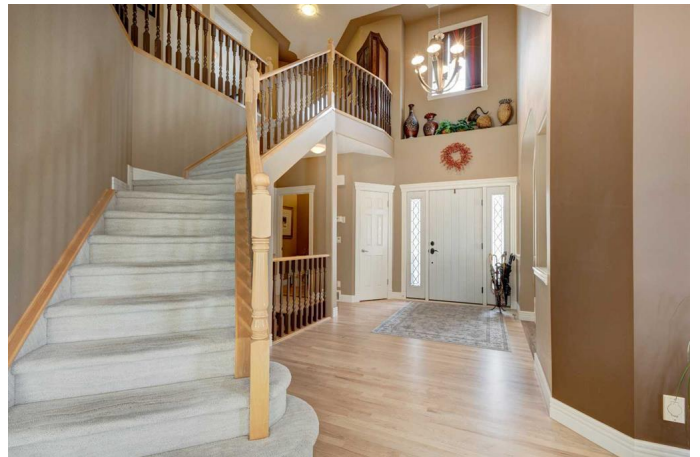
**\$1,100,000**

4 Bedroom, 4.00 Bathroom, 2,486 sqft

Residential on 0.14 Acres

NONE, Heritage Pointe, Alberta

For the first time the original owners present their lovingly maintained two storey home to the market in the estate community of The Lake At Heritage Pointe. This elevated community experience offers multiple walking paths, outdoor golf courses and the Launch Pad with indoor golf/restaurant. Only a short walking distance to the commercial hub with restaurant, coffee shop, liquor store, dentist, vet clinic, country market, PharmaSave, fire hall with emergency services and more. With a family friendly layout and total of over 3,600 sq.ft., you'll also appreciate the desirable location of this property. Just a stroll across the street to The Lake House with lake/beach privileges and a quality facility to enjoy. The green space behind the property and along one side, as well as a basketball court for playtime are easily accessible. Watch your children play or catch the school bus from the comfort of your home! The large foyer welcomes numerous guests at one time. An open layout with seamless flow into the dinette and living room with gas fireplace invites entertaining or cohesive family time. While the walk through pantry from the mudroom/laundry into the kitchen adds ease to grocery days along with an abundance of storage and room for the upright freezer. Ample counter space and the kitchen island aid in meal prep along with their usage for larger gatherings. Onward to the formal dining room and half bath to complete the main floor. All hardwood on this level was beautifully refinished at the end of



2024. The upper level presents a well sized bonus room (with balcony) that offers numerous uses suited to your needs. The primary bedroom includes a huge walk in closet and the newly renovated 5 pc ensuite with new barn door (2025). Two additional bedrooms and 4 pc. bath complete this level. A fully finished basement houses the fourth bedroom and 4 pc. bath. Beautiful custom owner-made book shelves lead into the office/den, while a second gas fireplace adds ambiance to the sitting area. For the wine enthusiasts...the wet bar area houses 2 beverage fridges and 2 large upright coolers that will stay for your use and enjoyment. The dart board and TV to be included round off this entertainment package quite nicely! The covered composite deck just off the dinette leads to the stamped concrete patio and manicured, fenced backyard. The heated double garage presents space for one's tools, some storage and vehicles. Further upgrades have included asphalt shingles (approx. 2015), new bathroom taps (2025), new dishwasher (2023) and the finishing touch is the 'Go Bright' exterior lighting system to illuminate the home (2023). Quick access into south Calgary/MacLeod Trail or Okotokes via #2A Hwy within minutes or likewise Hwy. #2 Deerfoot Tr. north/south. You're sure to be impressed by the quality of care given and great condition this home is in!

Built in 2002

### **Essential Information**

MLS® #	A2206315
Price	\$1,100,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,486
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	5 Heritage Lake Boulevard
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S 4H5

### **Amenities**

Amenities	Clubhouse, Park, Playground, Visitor Parking
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Bookcases, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line
-------------------	-----------------------

Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Greenbelt, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	9
Zoning	RC
HOA Fees	1663
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.