

# \$1,999,999 - 13 Heritage Lake Terrace, Heritage Pointe

MLS® #A2202473

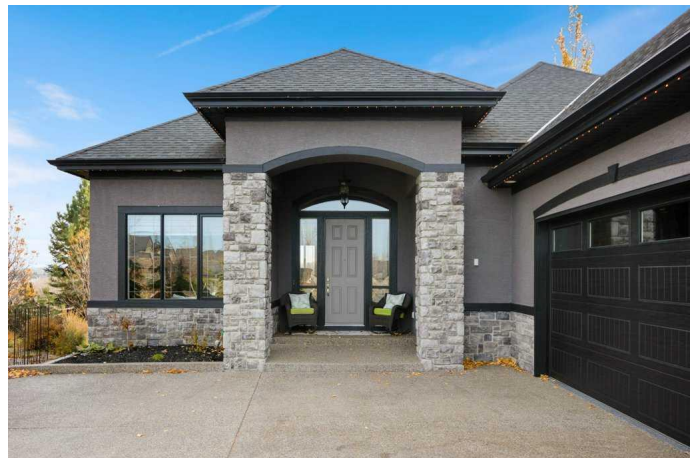
**\$1,999,999**

4 Bedroom, 4.00 Bathroom, 2,463 sqft

Residential on 0.25 Acres

NONE, Heritage Pointe, Alberta

This exceptional executive walk-out bungalow offers 4,778 sq. ft. of meticulously designed living space, set on one of the few SOUTH facing lots in Heritage Pointe, with breathtaking views of the natural environmental reserve. A perfect blend of luxury, comfort, and functionality, this home impresses from the moment you step inside, with a spacious foyer and high-end finishes throughout. Recent updates include sophisticated engineered hardwood flooring, designer tile, and electronic Hunter Douglas blinds on the main level. Stunning Restoration Hardware lighting fixtures elevate the space, adding a touch of elegance you'd expect to see in a home décor magazine. The gourmet kitchen is a chef's dream, featuring sleek quartz countertops, a waterfall island, Sub-Zero and Wolf appliances, and striking black cabinetry. A walk-through pantry provides exceptional storage, while the open-concept design seamlessly connects the kitchen to the bright great room, where a floor-to-ceiling tiled fireplace and media area create a cozy yet refined atmosphere. Step outside to the expansive deck, thoughtfully designed with a built-in BBQ, cook station, and a fireplace, perfect for entertaining or unwinding while taking in the stunning views. The primary retreat offers a tranquil escape with the same breathtaking views and a renovated spa-like 5-piece ensuite, complete with a steam shower, soaker tub, heated floors, dual vanities, and a custom walk-in



closet with built-ins and a washer/dryer. The main floor is completed by a stylish half bath and a convenient mudroom. The bright walk-out lower level features newer luxury vinyl plank flooring, three additional bedrooms, two full bathrooms, and an entertainer's dream wet bar area, equipped with two wall-mounted TVs, a beverage/wine fridge, and custom cabinetry. A spacious family room with built-ins and a large rec room provide ample space for relaxation and fun. A versatile flex room, perfect for an office, home gym, or hobby space, includes custom built-ins and a vanity/sink area. The beautifully landscaped backyard offers a serene retreat with a covered lower-level deck area, completed with paving stones, a firepit area with stamped concrete borders, and lush greenery. Additional highlights include irrigation, air conditioning, modern exterior updates, and gemstone lighting for added ambiance. The triple heated garage is a standout feature, boasting epoxy flooring, smart storage solutions, and a dog wash station. Located in a prestigious community just minutes from Deerfoot and Macleod Trail, South Campus Hospital, and key amenities, this home offers the perfect balance of luxury living and convenience, all just 25 minutes from downtown, while still enjoying the tranquility of country living. A rare opportunity in Heritage Pointe!

Built in 2005

### **Essential Information**

MLS® #	A2202473
Price	\$1,999,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,463
Acres	0.25
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	13 Heritage Lake Terrace
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S 4J4

### **Amenities**

Amenities	Beach Access, Clubhouse, Playground, Picnic Area
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Built-in Barbecue, Fire Pit, Other, Outdoor Kitchen, Private Yard
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Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	22
Zoning	RC
HOA Fees	1663
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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