

# \$1,618,000 - 44 Heritage Lake Shores, Heritage Pointe

MLS® #A2202952

**\$1,618,000**

3 Bedroom, 4.00 Bathroom, 2,312 sqft  
Residential on 0.31 Acres

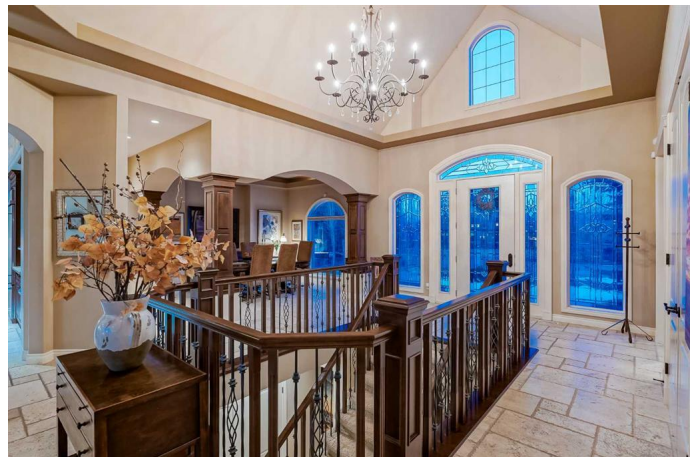
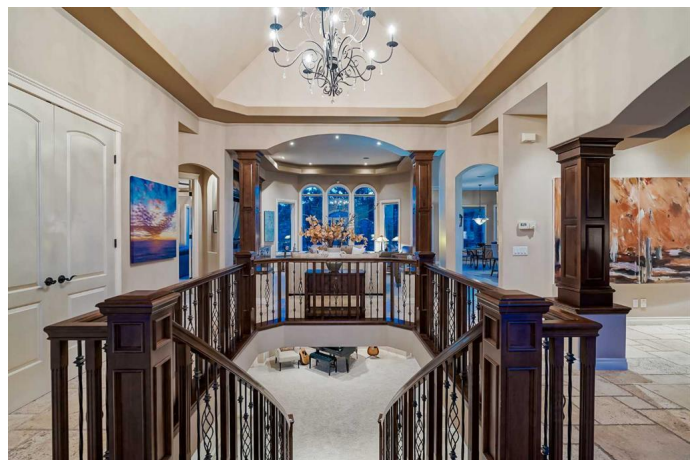
NONE, Heritage Pointe, Alberta

Spectacular Heritage Lake Retreat â€“ Elegance, Luxury & Close Lake Access out your back gate! Discover the pinnacle of country estate living in this magnificent walk-out bungalow in the highly sought-after Heritage Lake community! Offering direct backyard access to the private lake, this stunning home is an unparalleled retreat, seamlessly blending elegance, comfort, and natural beauty. With 2,315 sq. ft. of exquisite main-floor living space plus a fully developed 1,660 sq. ft. lower level, this home is meticulously designed with top-tier finishes and extensive upgrades throughout.

Exceptional Features & High-End Upgrades:

Prime Location & Lake Access just steps from your gateâ€“ Enjoy tranquil mornings by the water, lake activities, and serene views of a gentle stream right from your backyard.

Grand & Elegant Interiors â€“ The stunning entryway welcomes you with Travertine flooring, which flows through the formal dining room, kitchen, and breakfast nook. Luxurious Custom Kitchen â€“ A chefâ€™s dream with custom maple cabinetry, beach granite countertops, a stylish marble backsplash, an oversized raised gas fireplace, and a breakfast barâ€“all illuminated by stunning rope lighting for a warm and inviting ambiance. Spacious & Thoughtfully Designed Bedrooms â€“ The luxurious primary suite is a peaceful escape, while the lower-level retreat boasts two additional bedrooms, a cozy family room, and a beautifully appointed 6-piece Jack-and-Jill



bathroom. Exquisite Finishing Touches â€“  
The hourglass staircase adds a touch of grandeur, while the poured aggregate driveway and walk-out patio provide style and durability. Central air conditioning, a professionally landscaped yard with an underground sprinkler system, and countless more features make this home truly exceptional! If youâ€™ve been searching for refined lakeside living with every modern convenience, this is your opportunity! Schedule your private tour today and experience the beauty, elegance, and tranquility of this Heritage Lake masterpiece!

Built in 2005

### Essential Information

MLS® #	A2202952
Price	\$1,618,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,312
Acres	0.31
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	44 Heritage Lake Shores
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T0L0X0

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Built-in Features
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Dog Run, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Creek/River/Stream/Pond, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 20th, 2025
Days on Market	14
Zoning	RC
HOA Fees	1663
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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