



GRASSROOTS
REALTY GROUP

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**124 Heritage Lake Drive
Heritage Pointe, Alberta**

MLS # A2214619



\$2,500,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,486 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Beach, Lake, Landscaped, Views, Waterfront		

Heating:	Forced Air	Water:	None
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	6-22-29-W4
Exterior:	Concrete	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Sauna		

Inclusions: Microwave convection Oven â€œ Built-in, Steam Oven â€œ Built-in, Convection ovens (2) â€œ Built-in, Gas Stove, Dishwashers (2) â€œ Built-in, Hood Fan, Beverage Fridge (Kitchen), Beverage Fridge (Loft Bar), Washer, Dryer, Window Coverings, RO Filter, Chlorine Water Filter, Water Softener, Security System (no subscription, fully owned hardware), All metal cabinets in Garage and hanging storage racks, Vacuflor, one hose and one set of attachmentss, Garage Opener, Garage Control (s), Shed, 5 TV mounts (Office, Dining, Master, Living, Basement) (excludes Frame TV in Loft)

Welcome to your dream LAKE FRONT BUNGALOW, FULLY RENOVATED and set on a QUARTER ACRE LOT with 85 FEET of SW-FACING SHORELINE, SANDY BEACH, and breathtaking VIEWS where wellness and lifestyle goals are effortlessly achieved. Enjoy year-round recreation—from swimming and paddleboarding to skating and skiing—then relax on one of four decks or patios, the new MAINTENANCE FREE DOCK, or in your SAUNA AND MEDITATION CABIN. With 5 BEDS, 5 BATHS, and a SEPARATE 708 sq ft SUITE OVER THE GARAGE, there is plenty of space to enjoy as a family, and distinctly separate areas for peace and privacy. The main level includes a home office, dining and living rooms, gourmet kitchen with seated 5x10 ISLAND and walk through pantry, GLASS WINE CELLAR, powder room, and a luxurious primary suite. The walkout basement features 3 bedrooms, a rec room with concrete fireplace, wet bar, Laundry room and custom cabinetry. Renovated with exceptional detail over several years—DOWNLOAD THE SPECIAL FEATURES SHEET to fully appreciate all of the incredible upgrades!