



GRASSROOTS
REALTY GROUP

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**145 Heritage Lake Drive
Heritage Pointe, Alberta**

MLS # A2214775



\$1,499,888

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,460 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-22-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome Home!! Experience exceptional living in this fully developed two-storey home, ideally situated in the prestigious and highly sought-after community of "The Lake at Heritage Pointe". Nestled in the heart of Heritage Pointe, this executive residence offers over 3,800 square feet of meticulously finished space, including a bright and spacious WALKOUT basement with 9-foot ceilings. The oversized triple garage—insulated, drywalled, painted, and completed in 2020, and a large, practical mudroom adds to the home's everyday functionality. As you enter your new home, you are greeted with custom inlaid tile flooring and a view of the massive curved staircase. Designed for comfort and style, the home showcases this stunning staircase, vaulted ceilings, a main floor den, a functional butler's pantry and bar area, a cozy gas fireplaces, in-ceiling speakers throughout (including exterior), and ice-cold central air conditioning. The amazing kitchen boasts Viking Professional Gas Stove, in wall 2nd oven, built-in microwave oven, granite counter tops, a huge island and a massive amount of cupboard space for all your cooking needs. The basement is ready for entertaining with rough-ins for a bar and future wine room, and a built-in 7.1 surround sound system. Upstairs, you'll find 3 bedrooms, including a luxurious primary suite with a king-sized bedroom, a spa-like five-piece Ensuite featuring an oversized shower with body jets and a huge walk-in closet. Another bedroom, a wine room ready for your custom touches, and a huge recreation area are found on the lower level. The home sits on a massive, beautifully landscaped lot with tons of towering trees for privacy, complete with a poured concrete patio and an elevated deck overlooking the yard below. Recent updates include a newer roof (2019), fresh paint and upgraded appliances (2017),

and a newer hot water tank (2019). Outdoor features such as underground sprinklers enhance the low-maintenance lifestyle. The location is unbeatable—just a short walk to the private lake entrance and minutes to South Calgary Campus Hospital, with easy access to Deerfoot Trail, Stoney Trail, and nearby school bus pick-up for all age groups. As part of an exclusive HOA community, residents enjoy access to a private lake with swimming, paddleboats, paddle-boarding, ice fishing, skating, tennis courts, a resident-only clubhouse, and more. This home reflects total pride of ownership and is truly move-in ready. Don't miss out as this won't last! Book your private showing with your Realtor today!