



GRASSROOTS
REALTY GROUP

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**88 Heritage Lake Boulevard
Heritage Pointe, Alberta**

MLS # A2234659



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,718 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Heated Garage, Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Rectangular Lot, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-22-1-W5
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: n/a

Bring your family to the wonderful community of the Lake at Heritage Pointe. This stylish two storey fully finished walkout basement home enjoys a triple front garage, over 3700 square feet of finished living space and a beautiful 1/4 acre lot backing onto a green space with many trees a walking path and fountain pond. The curved exposed aggregate driveway welcomes you to the property and once inside the 9-foot ceilings and large windows give the feeling of nearly infinite space. A large open kitchen, living and dining area also anchored by a gas fireplace is where you will spend most of your waking hours and you'll be more than happy to. White kitchen cabinets and black granite counters adorn the abundant cabinets in the kitchen complete with stainless appliances, and more than sufficient dining area to go along with the 3-4 person raised breakfast bar. A spacious deck just off the kitchen which really takes in the rear green space and all of its peaceful beauty. The front flex room for dining/office/play room has a new built-in cabinet while the laundry & mudroom provides ample space for its function and a two-piece bath completes the floor. The triple garage is heated with epoxy floors, a new wall and ceiling shelving system which maximizes the space and convenient man-door to the yard. Upstairs you will find a front bonus room, tow huge secondary bedrooms a shared bath and the owner's suite. Inside this room you will not be frustrated fitting nearly any bedroom suite inside and you'll be happy with the walk-in closet and five-piece ensuite bath complete with two sinks, jetted tub and separate shower. The walkout basement gives you another massive bedroom and a four-piece bath to go with the multi-functional family and recreational space and wet-bar area. The patio doors here lead out to the outstanding fenced yard space where the trees

plants and flowers give you a feeling of comfortable privacy while not blocking out the beautiful green space beyond. Central Air conditioning ensures year-round indoor comfort for you and your family. This outstanding community sits just outside Calgary's south city limits, so close that most don't realize it's not part of the big city. Here you'll find a planned community with top rated schools close by and nearly every amenity any city community offers and then some. Easy to find and a pleasure to access, come and see for yourself today.