



GRASSROOTS
REALTY GROUP

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44 Heritage Quay Heritage Pointe, Alberta

MLS # A2239816



\$1,299,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,952 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

Inclusions: Bar Fridge in Upper Bedroom, Pool Table, Pool Cue Rack

Welcome to 44 Heritage Quay, a beautifully maintained custom home by Carrington Lane, located on a quiet cul-de-sac just steps from the lake in the prestigious, family-friendly community of Heritage Pointe. This 4-bedroom, 3.5-bathroom home offers over 4,000 sq ft of developed living space on a massive 0.28-acre pie-shaped lot surrounded by trees, with two large patio areas for outdoor living. The main floor features a home office, formal living room, cozy family room with gas fireplace, and a bright dining area with expansive windows overlooking the private backyard. The kitchen is equipped with black stainless steel appliances including an induction stove, granite countertops, a large island with pull-out drawers, ample cabinetry, and a walk-in pantry with custom wood shelving. Upstairs, you'll find three spacious bedrooms, including a large primary retreat with an elevated sitting area, luxurious 5-piece ensuite, and walk-in closet. A huge bonus room provides ideal space for a media room, playroom, or office. The fully finished basement expands your living space with a built-in entertainment and shelving unit surrounding a gas fireplace, a dry bar with bar fridge, an additional bedroom and full bathroom, a large storage room (plus finished under-stair storage), and a recreation area with a pool table and seating. The beautifully landscaped backyard includes a custom firepit, added privacy panels, and gated access to a paved path leading to Heritage Pointe Lake. Golfers will love being minutes from the award-winning Heritage Pointe Golf Club. Additional highlights include solid core doors for soundproofing, two gas fireplaces, central A/C, and underground sprinklers. Enjoy spacious, lakeside community living with resort-style amenities just outside the city.

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