



GRASSROOTS
REALTY GROUP

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51 Heritage Cove Heritage Pointe, Alberta

MLS # A2243259



\$1,339,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,882 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-22-1-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar		

Inclusions: Hot tub, pool table, downstairs fridge, TV wall mounts in living room and basement exercise room, garage built ins and slat walls, garage heater,

Welcome to this beautifully updated walkout bungalow, ideally situated at the end of a quiet street in one of the most sought-after streets in Heritage Pointe. Backing onto a serene, south-facing green space and steps from peaceful walking paths, this home offers the perfect balance of refined indoor living and tranquil outdoor lifestyle. Inside, you're greeted by a bright, open-concept layout with soaring ceilings and an abundance of natural light that fills the main floor. A fresh, neutral colour palette and thoughtful renovations throughout create a warm and inviting atmosphere. At the heart of the home is a stunning kitchen with modern farmhouse flair featuring floating wood shelves over custom tile, a built-in wall oven, gas cooktop, and a large granite island ideal for entertaining or everyday living. The walk-through pantry, finished with custom California Closets built-ins, leads to a spacious mudroom with granite counters, a laundry area with sink, and two storage closets, all conveniently located off the heated triple garage. The sunlit living and dining areas overlook the lush backyard, anchored by a stone-faced gas fireplace and full wall of custom built-ins that add comfort and style. The elegant primary suite is a private retreat with direct access to the upper balcony—perfect for your morning coffee or evening glass of wine. The spa-inspired ensuite features a large soaker tub, double vanities, and a generous walk-in closet. Completing the main floor is a bright front office with bay window, a versatile formal room ideal for a piano, library, or dining space, and a stylish 2-piece powder room. Downstairs, the fully developed walkout basement features in-floor heating and expansive south-facing windows that flood the space with light. This level offers a second fireplace, a full wet bar, a pool table area, and a spacious family room—perfect for entertaining or

relaxing. You'll also find three large bedrooms, including one with a walk-in closet, and a recently renovated modern full bathroom. Step outside to your beautifully landscaped backyard oasis, designed with a balance of grass, stonework, and garden beds. Enjoy a soak in the spa hot tub, host summer BBQs on the patio, or let your pets roam in the newly fenced dog run. Recent upgrades include a top-of-the-line ultra-quiet A/C unit, a fully renovated lower-level bathroom, and the addition of Gemstone lighting to enhance curb appeal and evening ambiance. As a resident of Heritage Pointe, you'll enjoy exclusive access to the private lake and clubhouse, proximity to the renowned Heritage Pointe Golf Course, and an extensive network of scenic pathways. With convenient access to Calgary, Okotoks, several shopping centres, and just minutes from South Health Campus, this exceptional location offers the best of both peaceful living and city convenience.